

SHEPARD BROOK FARM

Hard-to-find 1850s renovated farmhouse on 119.5 acres, with 16,000 square foot barn, fields and forest, located in the Mad River Valley of central Vermont, close to skiing and restaurants.



***±119.5 Grand List Acres
Waitsfield and Fayston, Washington County, Vermont***

Price: \$1,450,000

PROPERTY OVERVIEW

Shepard Brook Farm, located in the heart of the Mad River Valley in Waitsfield and Fayston, Vermont, offers untapped potential in a large, brook-fronted property, including:

- ♦ Classic 1850s renovated farmhouse with plenty of space for friends and family to enjoy the picture-perfect Vermont countryside;
- ♦ About 20 acres of level meadow, ideal for pasture, crops or a future home site;
- ♦ Long frontage on Shepard Brook, a large tributary of the Mad River, offering convenient access for fishing;
- ♦ An impressive 16,000 ft², L-shaped barn with nine additional outbuildings and electric, water and septic on site;
- ♦ Excellent location only a few miles from two ski areas and many shopping and dining options;
- ♦ A network of overgrown logging roads through the 100 acres of forest that could easily be reclaimed for recreation or woodlot management.



Front porch with the garage and house from the side, showcase the architectural details and layered roof lines of this 170-year-old building.

LOCATION

The property is located just off Route 100 in the northern part of Waitsfield, Vermont and extends into Fayston. Known as the Mad River Valley, the area is a wide, fertile valley between the Northfield Range to the east and the Green Mountains to the west. The Mad River, a largely free-flowing river that flows from south to north, bisects and defines the landscape. The river is well-known for its excellent fishing and numerous swimming holes. The Valley, as it's known locally, is made up of the towns of Fayston, Waitsfield and Warren, and includes the two mountains hosting Sugarbush Ski Area and the Mad River Glen ski resort.

Waitsfield is a quintessential Vermont town with a country store, library, covered bridge, quality K-6 school and a variety of dining, shopping and cultural opportunities. Every summer, it hosts an arts festival and equestrian events. Fayston is a small bedroom community for Montpelier and the central Vermont region.



Long-range views of the Mad River Valley taken from directly above the property, showing Mount Ellen and Lincoln Peak, where the Sugarbush Ski Area is located.

ACCESS

The property is accessed by two driveways, one directly off Route 100 and the other off North Fayston Road. North Fayston Road is a town-maintained road that turns west from Route 100. Both entrances have access to the well-built, steel-supported, wooden bridge across Shepard Brook which provides year-round access to the barn, fields and forested part of the estate. From the bridge, a dirt drive stretches 450' to the barn and associated outbuildings.

From Route 100, there is a circular driveway that leads to the front of the house. Thanks to the long setback from the road, the sound of the brook and the maple-lined driveway, the setting is quite private.



Access to the barn and farm across a bridge over Shepard Brook directly behind farmhouse.

1850s FARMHOUSE

This hard-to-find farmhouse was built circa 1850 and has been renovated throughout, including a two-story addition built about 30 years ago. Original beams have been opened up and left exposed to give the house a light and airy feel not common in most old farmhouses. An impressive Great Room with underfloor heating provides a wonderful space in which to entertain, in front of the large open fire. Built-in cabinets, wide pine and maple flooring, French doors, bay windows and a wet bar complement this part of the house. An open plan kitchen with connecting dining area, both with bay windows, offer even more space to gather with friends and family. An additional living room with wood stove, a bedroom/office with private bath, and a spacious foyer with built-in storage complete the space downstairs.

There are five bedrooms upstairs with three bathrooms, including a large master bedroom with dual aspect windows and walk-in closets. The master bath has a large shower, jacuzzi tub, double sinks and separate toilet, all with underfloor heating, making this a relaxing retreat to enjoy the view over the river and farm.

The basement is huge at almost 1,900 ft², leaving plenty of room for a workshop, game room or both. The space currently houses a laundry area with washer and dryer, as well as two furnaces, two hot water heaters and a poured cement foundation.

In the side yard, the clear cool waters of Shepard Brook fill a swimming pond created for a quick dip on a warm summer day. A two-bay garage and covered porch in the front of the house complete this beautiful property.



Back view of L-shaped farmhouse with plenty of windows to let in the view of the farm, river and mountain-framed sunsets.



Well-appointed Great Room with a large open fireplace makes for a wonderful room in which to entertain.

SITE DESCRIPTION

Shepard Brook Farm combines the potential for agriculture, business opportunities, forest management and recreation in a scenic location close to amenities. The site elevation ranges from 640' above sea level (ASL) along the southern boundary, where Shepard Brook flows, to 860' ASL in the northwest corner. Topography is level in the field; thereafter, it is moderately sloped, as the property ascends through forestland to the height of land in the northwest corner.

A large, level, 20-acre field has served several purposes over time, including as pasture for cattle. Future possibilities include field crops, fruit trees, a vineyard or it could be used again as pasture for horses, goats, sheep or cattle.

The nearly 3,800' of easily-accessed frontage on Shepard Brook provides an opportunity to fish for native brook trout, as well as offering an aesthetic amenity that is hard to find. In addition to the native brook trout, the Mad River is also stocked with large, hatchery-raised brook & rainbow trout, both of which could easily migrate up Shepard Brook.

The forested part of the property is a mix of northern hardwoods and white pine. The forest was harvested in the past 10 years, and is regenerating nicely, providing an attractive place to walk and view wildlife. Old roads traversing the forest from past timber harvests would make a great start for a future trail network for walking, horseback riding, snowshoeing, cross-country skiing and snowmobiling. A section of the VAST snowmobile trail system parallels the northern boundary.

THE BARN & OUTBUILDINGS

While the property itself is an appealing mix of attributes, the barn is an additional element that offers numerous opportunities. At 16,000 ft² over two floors, there are as many uses as one can imagine. The barn was built for large-scale commercial use, but, with some modification, could also house horses or other livestock. Walls and floors are a mix of wood and cement block, with plenty of windows to let in light. It is heated and, although the two furnaces have not been used recently, it has all the necessary heating ducts, oil tanks and chimneys in place. There is electricity at the barn and at two of the outbuildings, as well as water on site. There are four overhead garage doors, including a massive triple bay door.



Master bedroom with in-floor heating and dual aspect windows looking west over brook, fields and forest.



Open plan dining room and kitchen with original exposed beams and views to the farm.



Upstairs in the barn there are two similarly sized areas with high ceilings and large open spaces.

THE BARN & OUTBUILDINGS (continued)

Such a large structure has potential for a variety of uses, including stabling horses, farming or other agricultural purposes, or even operating a home business. Pending zoning permits, there appears to be a room that was used for refrigeration, so maybe a small artisan food business or brewery might be the right opportunity. The property offers unlimited possibilities for the buyer to develop and enjoy.

While the property has many possibilities, most are compatible for simultaneous uses. The large field offers many sites where building is possible. The area directly next to Shepard Brook is designated as a flood plain, but most of the remainder of the open land could be used for a potential homesite or two, offering any future residents a largely private location with easy access to the Mad River Valley.



Long hallway in barn with one of four overhead doors at the far end. Several rooms line the corridor allowing for a number of different use options.

TAXES, TITLE & ZONING

The property is owned by the Reynolds Family, LLC, whose deed is recorded in Book 148, Page 517 in the Waitsfield Town Office and in Book 130, Page 1 in the Fayston Town Office. The entire ownership consists of 107.5 Grand List (GL) acres in the town of Waitsfield and 12 GL acres in the town of Fayston. In Waitsfield, the property is identified as Parcel ID 99009000 and SPAN #675-214-10800. In Fayston, the property is identified as Parcel ID 01-005— and SPAN #222-072-10866.

Annual taxes for 2019 were \$20,522.84 in Waitsfield and estimated property taxes in Fayston for 2019 are \$814. The property is **NOT** enrolled in the Use Value Appraisal (or “Current Use”) program, in which lower property taxes are exchanged for sustainable forest and/or agricultural management. Enrollment of non-developed portions of the property in this program would result in significant tax savings.

The property is in the Agricultural-Residential District in Waitsfield and the Rural-Residential District in Fayston, where single-family dwellings, agriculture and forestry are permitted.



Aerial photo of Shepard Brook, the open, 20-acre field and the forested hillside facing west



View of barn and fields from the backyard of the farmhouse with Shepard Brook in the foreground.

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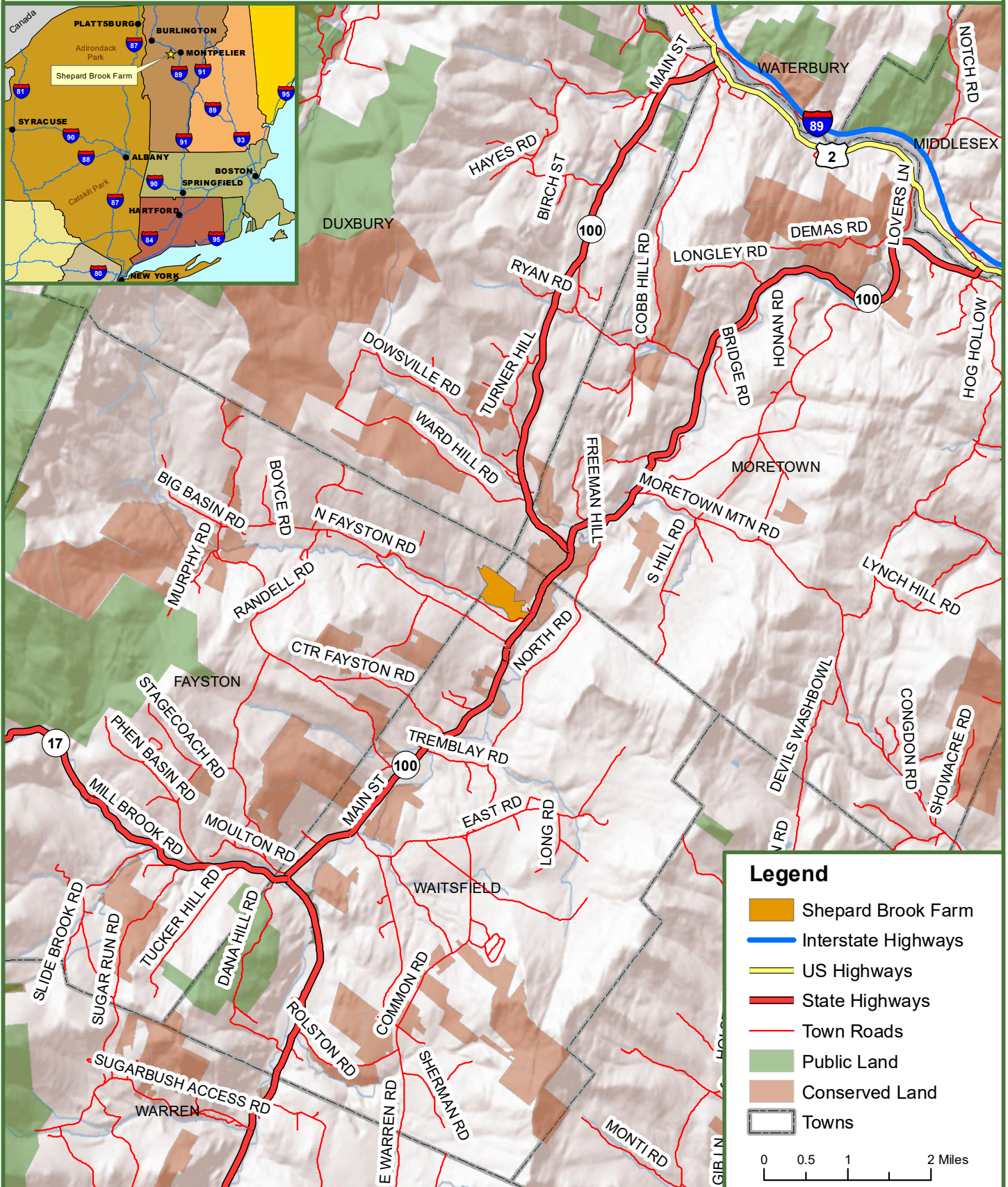
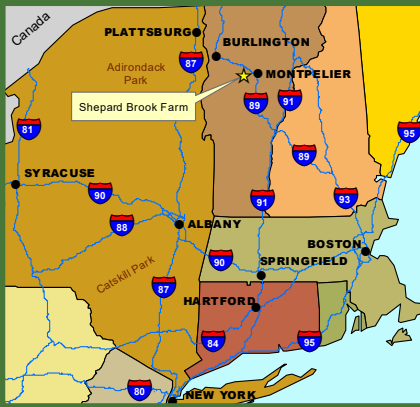


Locus Map Shepard Brook Farm 122.9 Survey Acres



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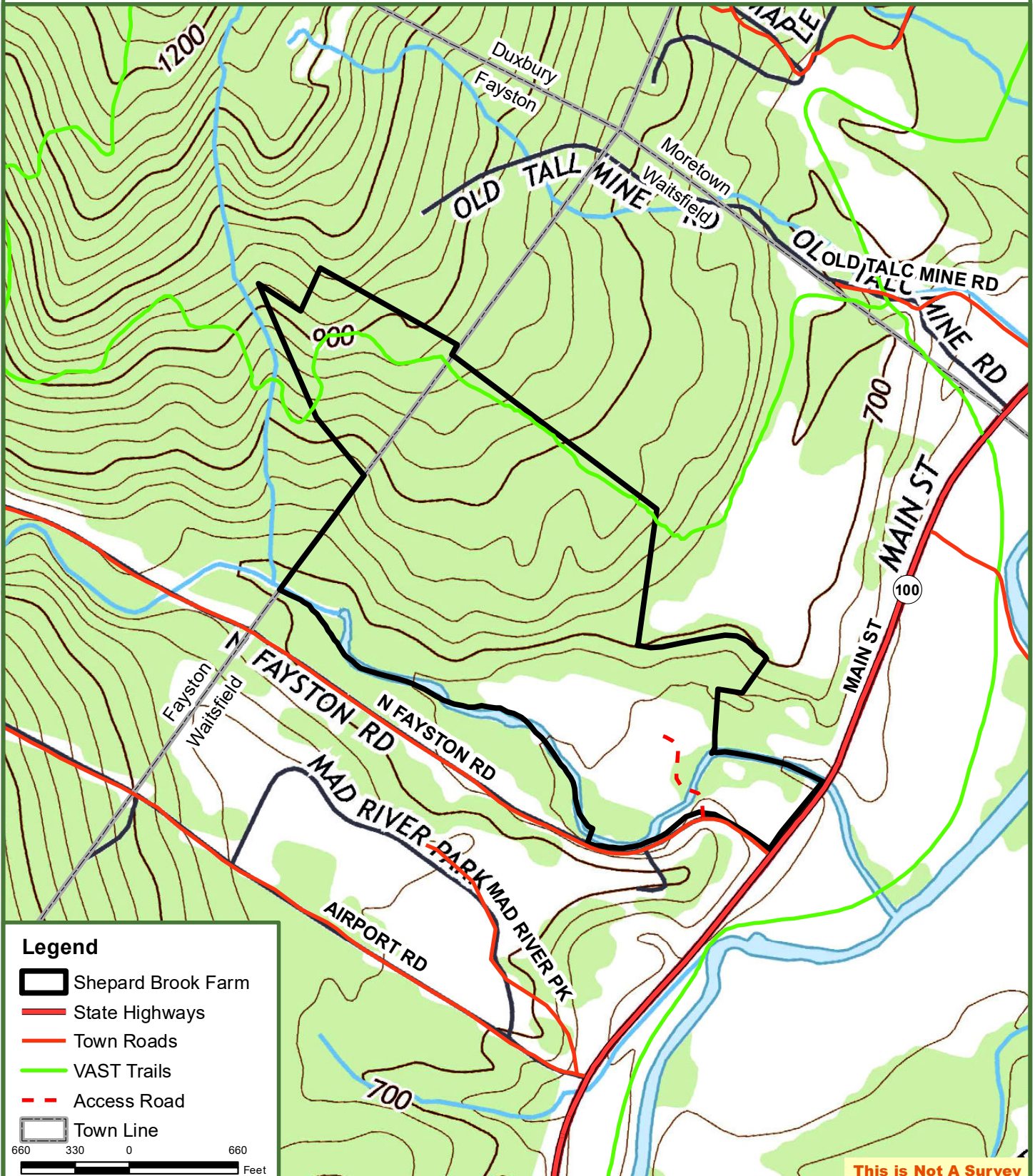
Shepard Brook Farm

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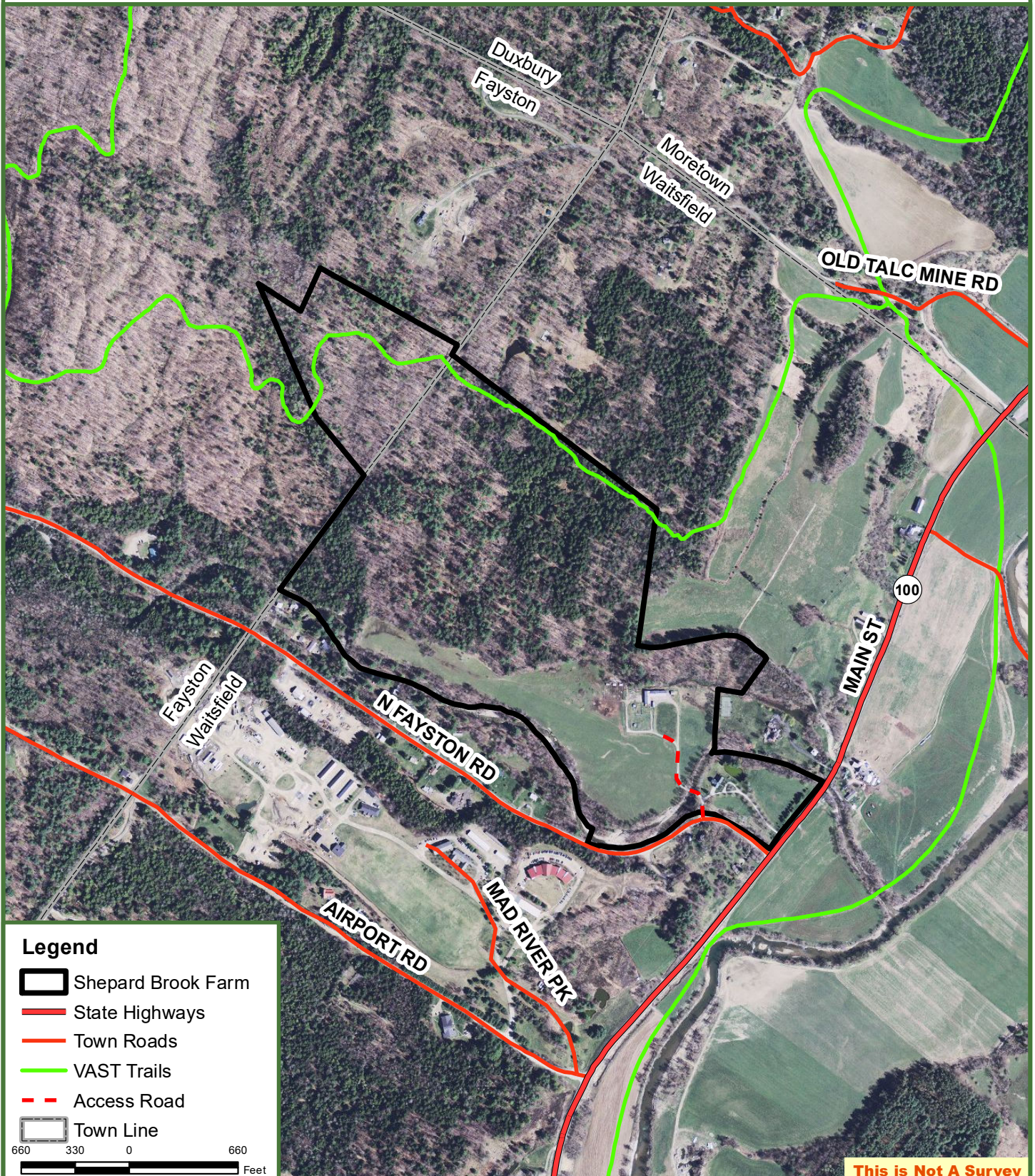


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

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Signature of Consumer

Date

THOM MILKE

Printed Name of Agent Signing Below

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Printed Name of Consumer

[Signature]

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

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