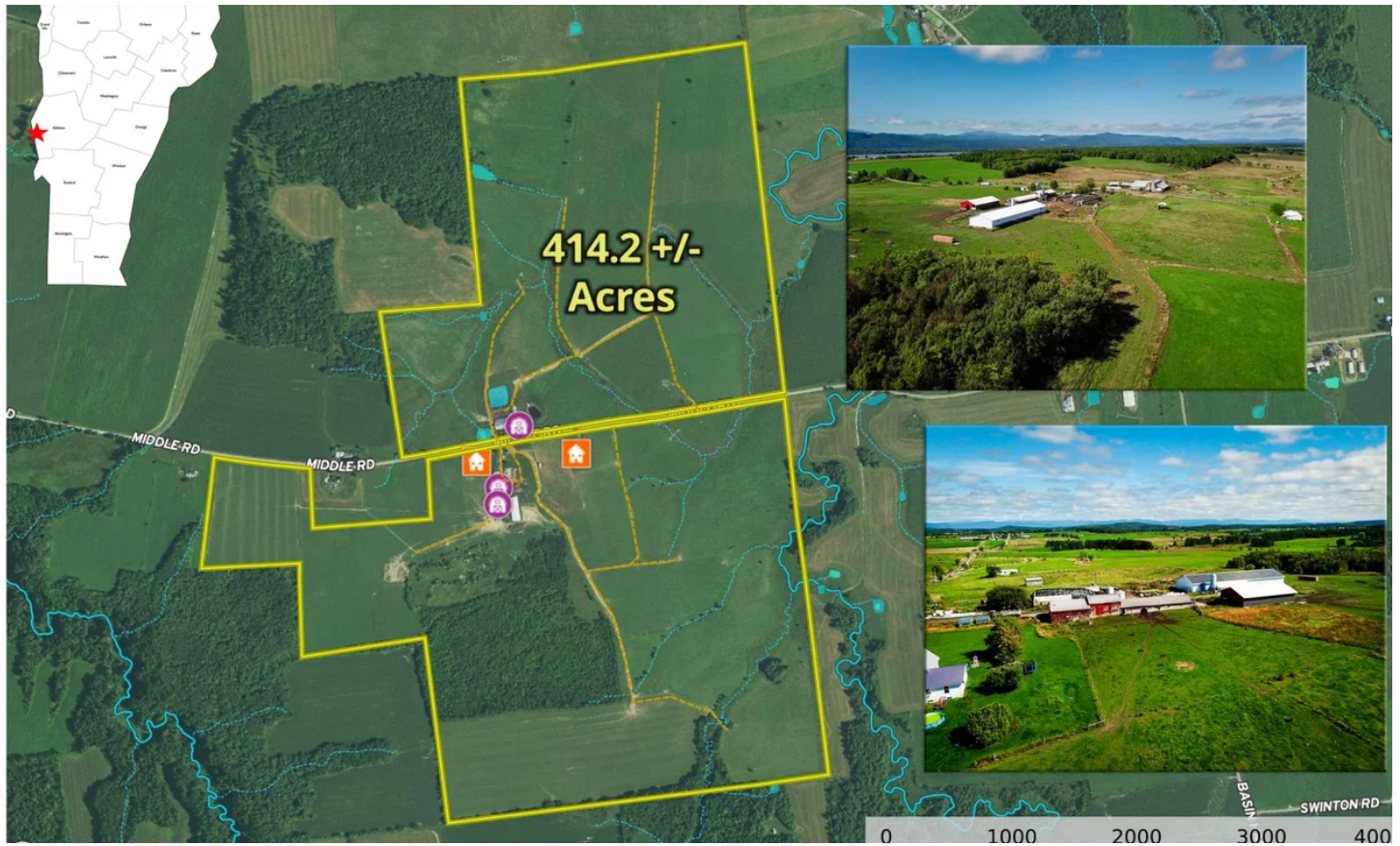


3203 Middle Road - Bridport
3203 Middle Road
Bridport, VT 05734

\$1,250,000
414.200± Acres
Addison County



PREFERRED
PROPERTIES

3203 Middle Road - Bridport
Bridport, VT / Addison County

SUMMARY

Address

3203 Middle Road

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Farms, Residential Property, Horse Property, Riverfront, Hunting Land

Latitude / Longitude

43.975446 / -73.376583

Taxes (Annually)

4108

Acreage

414.200

Price

\$1,250,000

Property Website

<https://www.landleader.com/property/3203-middle-road-bridport-addison-vermont/37967>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

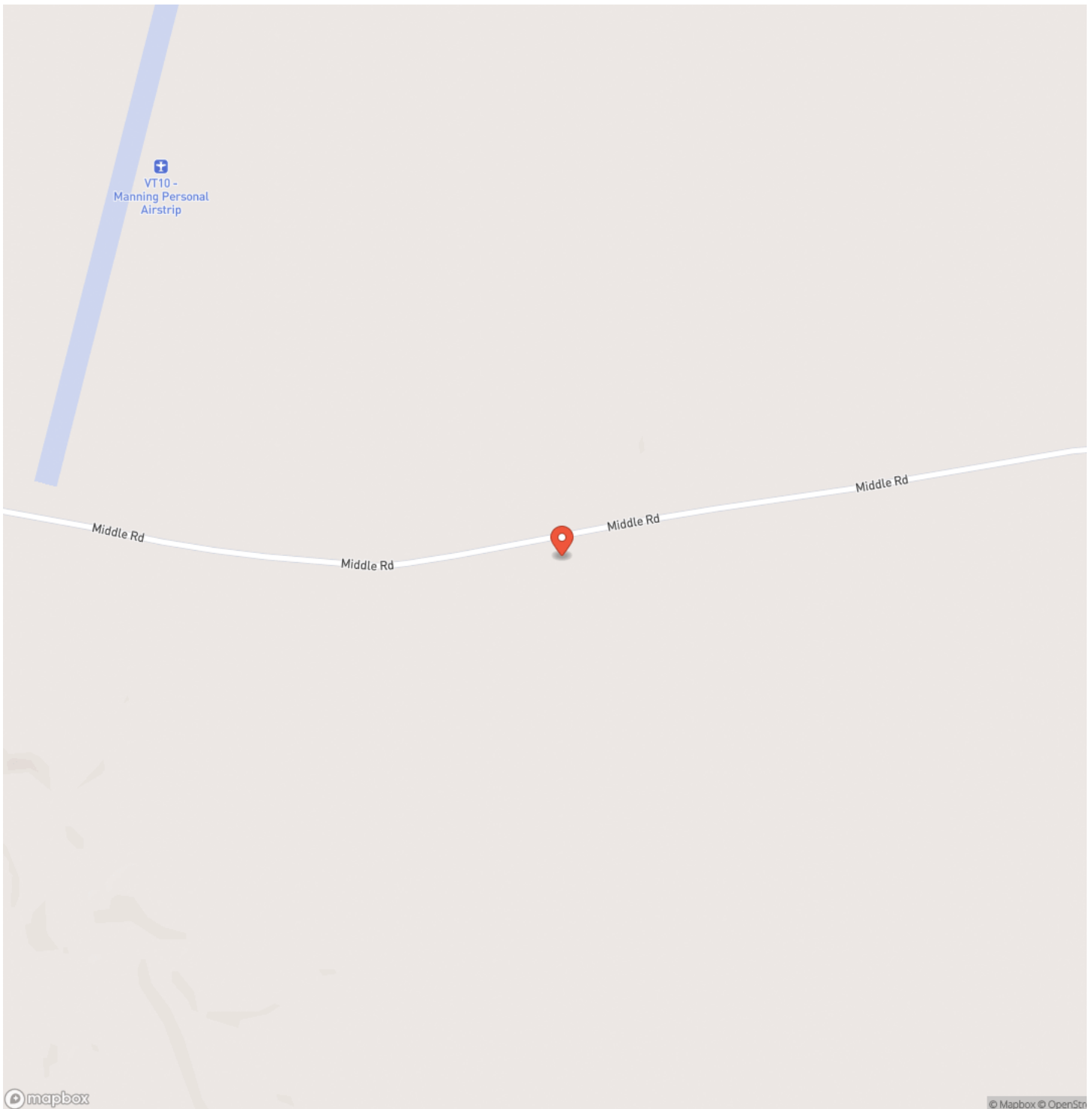
Organic 414.2 +/- acre farm opportunity in the quiet farming and lakefront town of Bridport, VT! Formally part of a larger operating dairy farm, the property features a main dairy barn with attached free-stall barns, a 10,000 SF heated sprout/storage steel building, a bunker s 2 heifer boxes, a machine shed, a farmhouse (currently vacant), and a ranch/doublewide home (rented). The 10,000 SF building is current empty and waiting for your vision and hosts the large, leased solar array on its roof. From many areas of the farm there are gorgeous views of the Adirondack mountains in NY and the rolling fields of Addison County, VT to be enjoyed. This is a Real Estate asset only sale; all livestock has been sold and equipment will be auctioned in the spring of 2023. The land consists of approximately 319 +/- acres of ag/pastureland, 15 +/- acres of farmstead land, and 44 +/- acres of woodland with the remainder in low utility and wetlands. Pastures are fenced. The land is in Vermont Current Use program and has a Vermont Land Trust conservation easement. Additional farmstead owned seller less than 2 miles down Middle Road is also available for sale; see MLS #4931761 for the information for the two combined farmsteads. This is a great opportunity for a reinvention of the farm; take the blank slate and start new! See [property brochure](#) for more details.





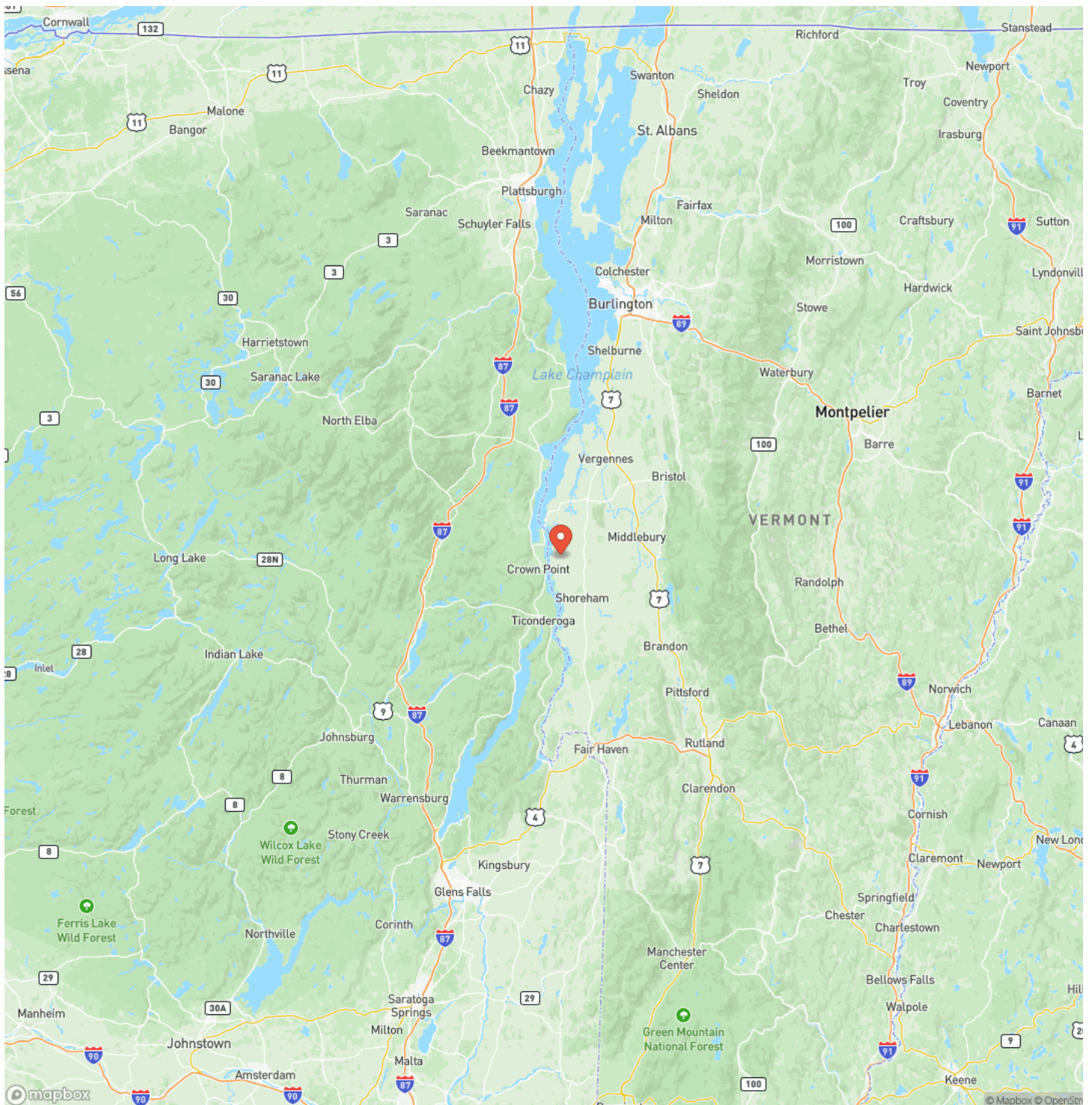
PREFERRED
PROPERTIES

Locator Map



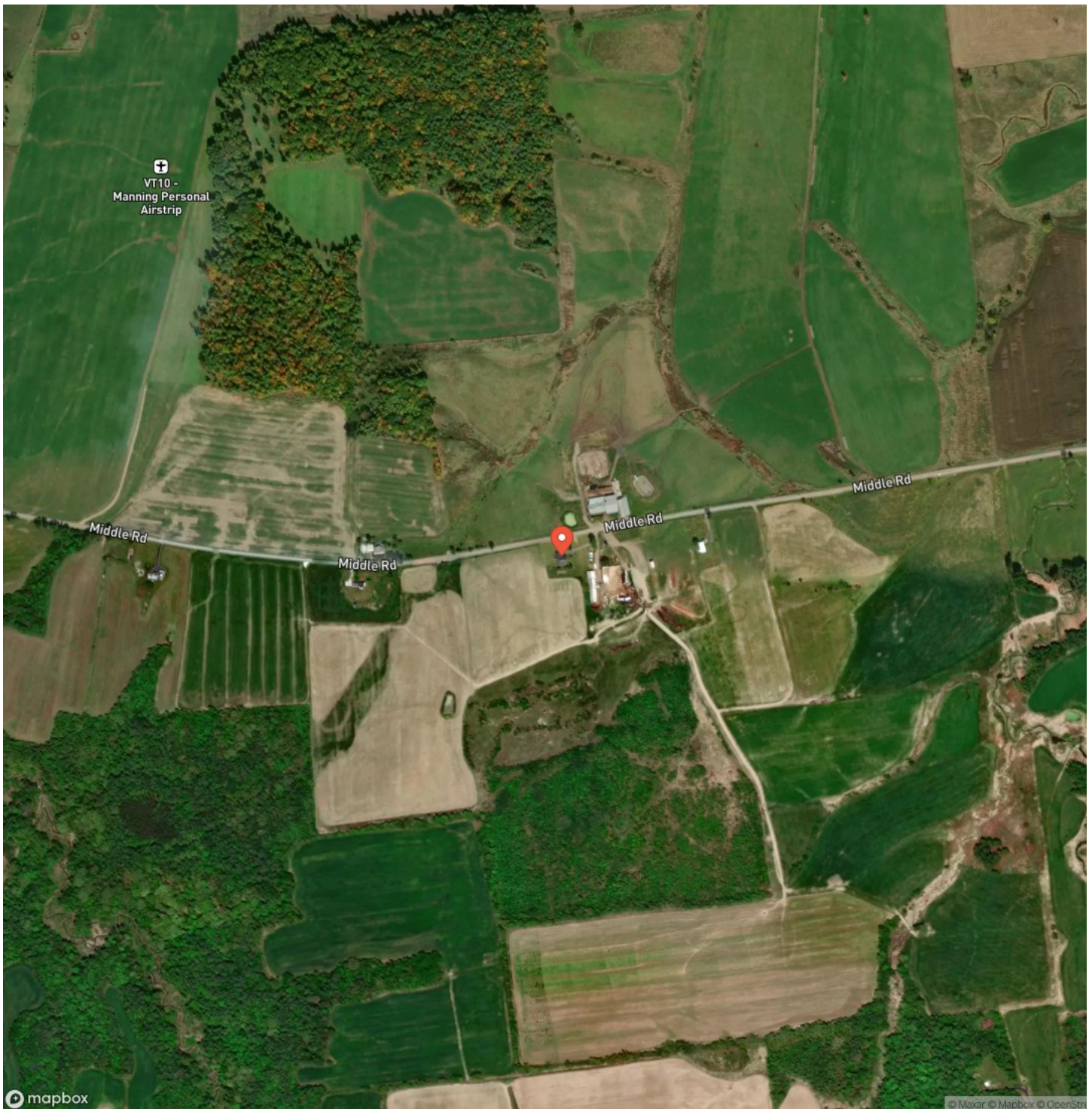
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

3203 Middle Road - Bridport
Bridport, VT / Addison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

Mobile

(802) 233-5589

Email

curtis@preferredpropertiesvt.com

Address

149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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