

3851 Route 12 - Braintree
3851 Route 12
East Braintree, VT 05060

\$395,000
81.280± Acres
Orange County



PREFERRED
PROPERTIES

3851 Route 12 - Braintree
East Braintree, VT / Orange County

SUMMARY

Address

3851 Route 12

City, State Zip

East Braintree, VT 05060

County

Orange County

Type

Farms, Residential Property, Riverfront, Horse Property

Latitude / Longitude

43.986825 / -72.650157

Taxes (Annually)

4500

Dwelling Square Feet

1064

Bedrooms / Bathrooms

3 / 2

Acreage

81.280

Price

\$395,000

Property Website

<https://www.landleader.com/property/3851-route-12-braintree-orange-vermont/52752>



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PROPERTY DESCRIPTION

A wonderful opportunity to reclaim this generational dairy farm on 81.28+/- acres in Braintree, VT. This farm is NOT in VT Land Trust. The rural setting offers 36+/- prime agricultural tillable acres that flanks the Ayers Brook, which meanders through the property. The remaining acreage is timber, some wetlands, & rougher pasture. The farm complex is situated along the southern portion of the road frontage on the State maintained & plowed, year-round VT-12. Milking was retired 10+/- years ago & the current operations include leasing of the corn fields & the owners small beef herd. In its heyday this farm milked 80 cows with the use of leased land. The dairy infrastructure includes the freestall barn, double 4 parlor, and variable speed vacuum & tank (all milking equipment conveys). There are additional structures – barns & sheds for hay & equipment storage, some needing more TLC than others. Further farming support includes a manure pit, silo, electric fencing, and a 3 BR, 2 bath mobile home. There could be additional home sites available for a year-round home if appropriate soils are identified for septic. A drilled well services the 2 mobile homes on site (northern home to be removed prior to closing). During warm months the barns benefit from a spring well located across the street, the continued use and maintenance of well will be deeded at closing. Enrolled in Current Use. Current lease is for '24 Ag year only. EC-Fiber avail.

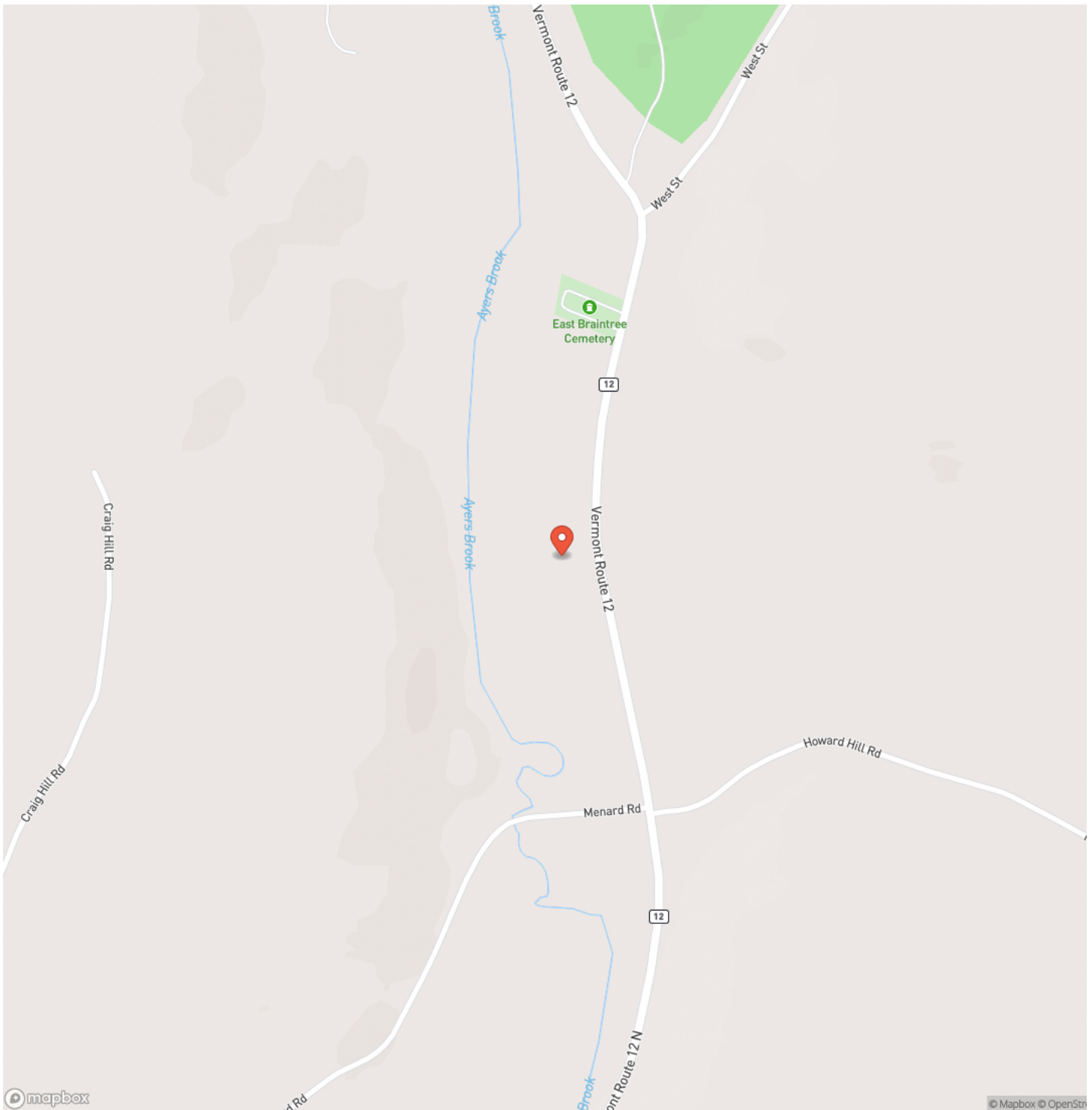


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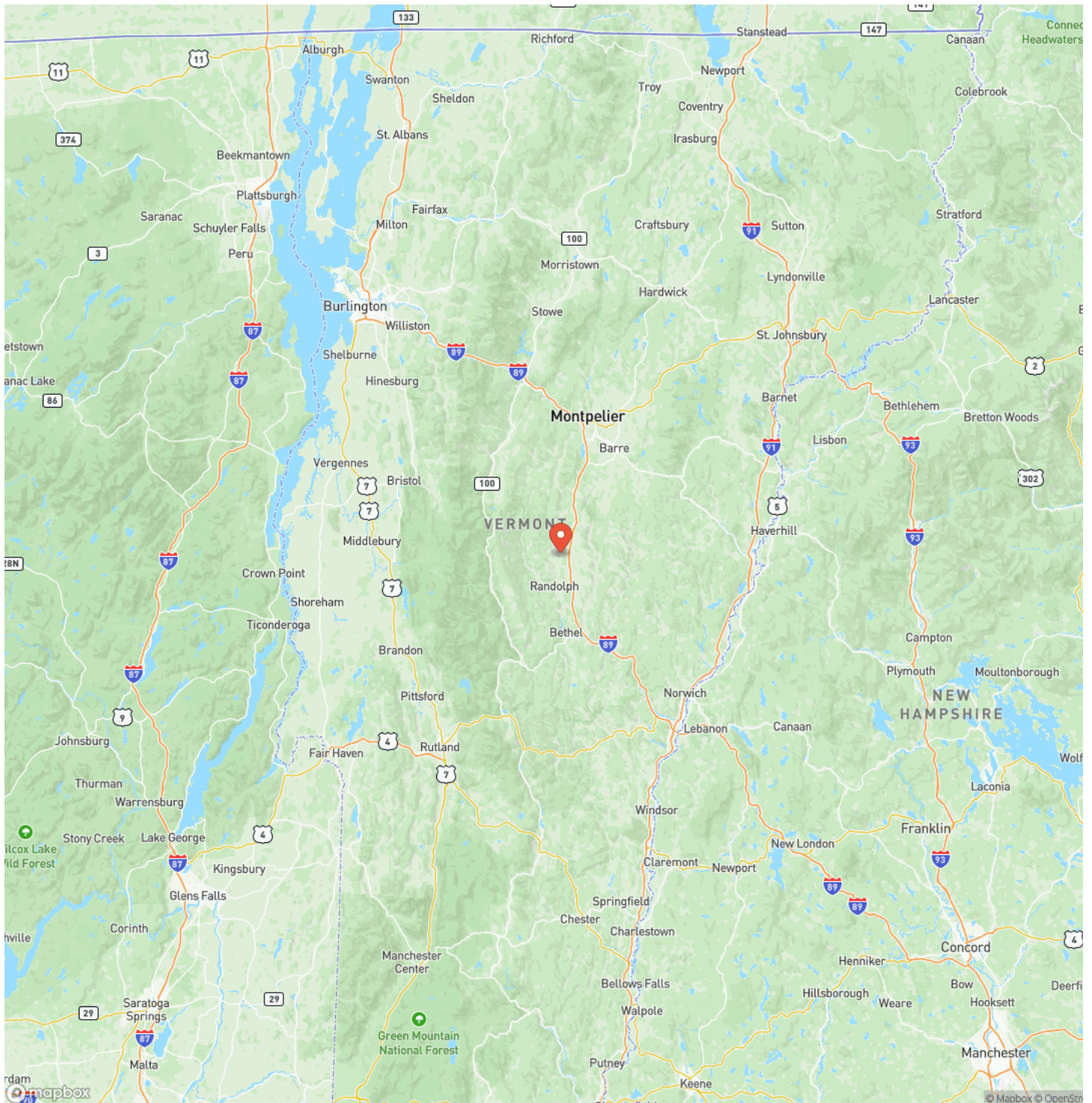
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Locator Map



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PROPERTIES

Locator Map



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PROPERTIES

Satellite Map



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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



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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, but 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 relationship 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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