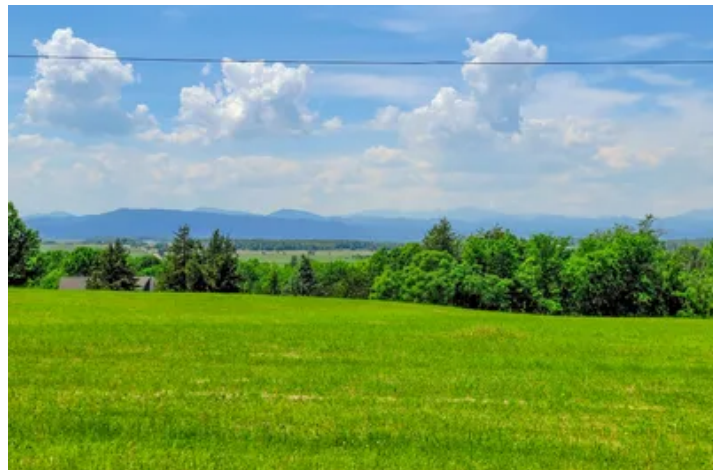


2710 VT Route 22A - Bridport
2710 VT Route 22A
Bridport, VT 05734

\$725,000
49.180± Acres
Addison County



PREFERRED
PROPERTIES

2710 VT Route 22A - Bridport
Bridport, VT / Addison County

SUMMARY

Address

2710 VT Route 22A

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Farms, Residential Property, Hunting Land

Latitude / Longitude

43.992007 / -73.31256

Taxes (Annually)

7630

Dwelling Square Feet

4815

Bedrooms / Bathrooms

5 / 2.5

Acreage

49.180

Price

\$725,000

Property Website

<https://www.landleader.com/property/2710-vt-route-22a-bridport-addison-vermont/56944>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

The Morgan Hill Farm has been in the same family for 52 years & offers some of the finest views of Addison County farmland & the Adirondack Mountains available. Located in the small, quiet farm community of Bridport, VT, the 49.18 +/- acre parcel offers approximately 20 acres of tillable land. The current owners run an Egg & Hay business and before covid offered a very successful & highly ranked B&B. This location is prime with easy NY access via VT-125 & the popular VT-22A North-South route. The home has a wonderful history as part of the famous Fletcher family with an 18" thick cut stone foundation, traditional slate roof & double chimneys. Built c: 1830, it was made to last. A large family room addition was added in 1974 along with all updated 3-wire grounded electric. This 4815 SF, 5-bedroom home has soaring ceilings with a beautiful central stair foyer. The owner meticulously decorated each bedroom for her onetime B&B. The farmstand building along with two smaller barn/sheds will stay with the property. The larger barn has a horse stall. The upper field by the house is Farmington Loam with the southern fields being more typical Vergennes clay. The property would be prime for subdivision with the three sections of road frontage all having very good septic soils per the state database, highly unusual for Addison County. This property is NOT in Land Trust but does take advantage of the VT Current Use tax reduction program. Come explore all the options this home presents!



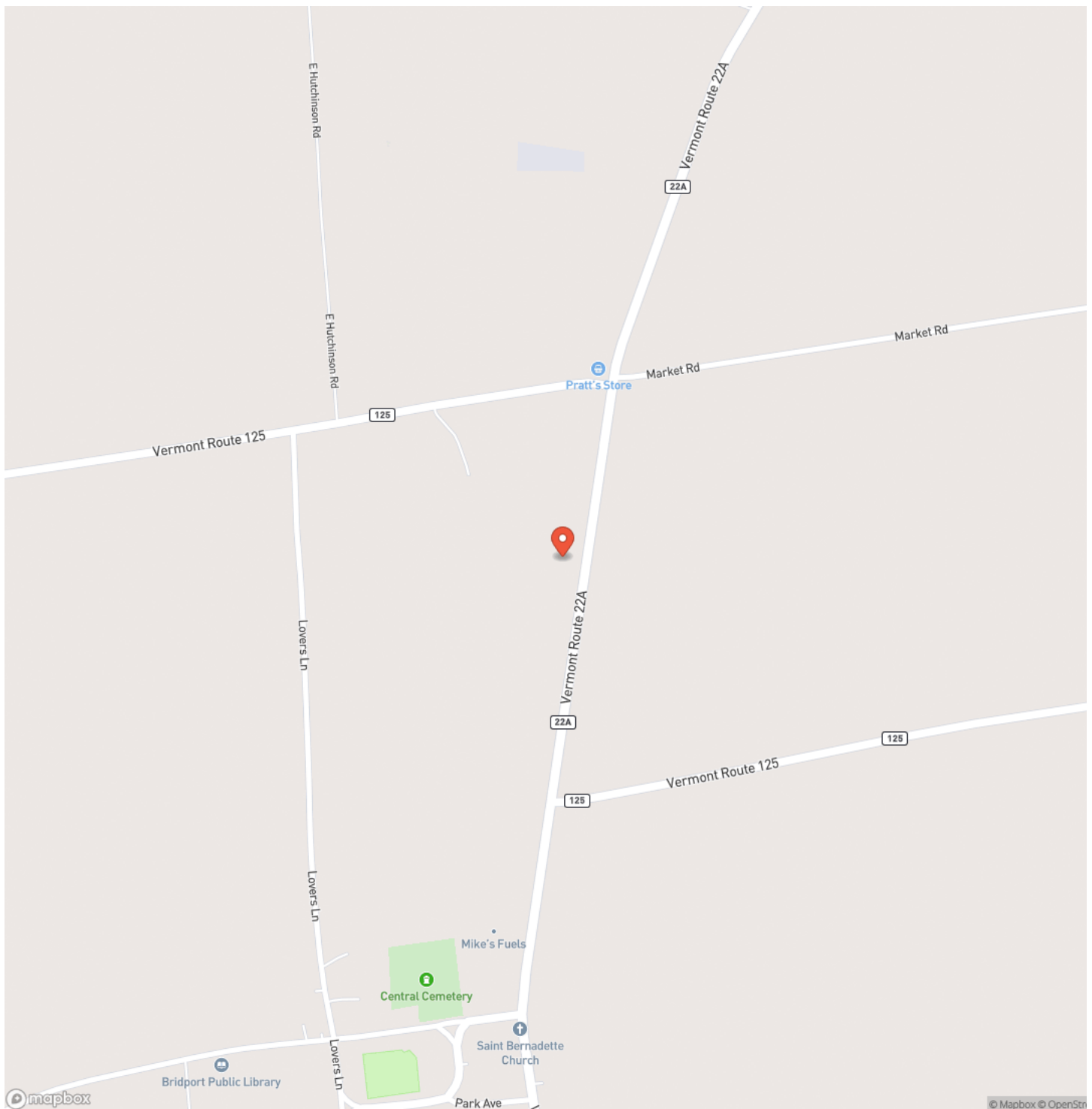
**PREFERRED
PROPERTIES**

2710 VT Route 22A - Bridport
Bridport, VT / Addison County



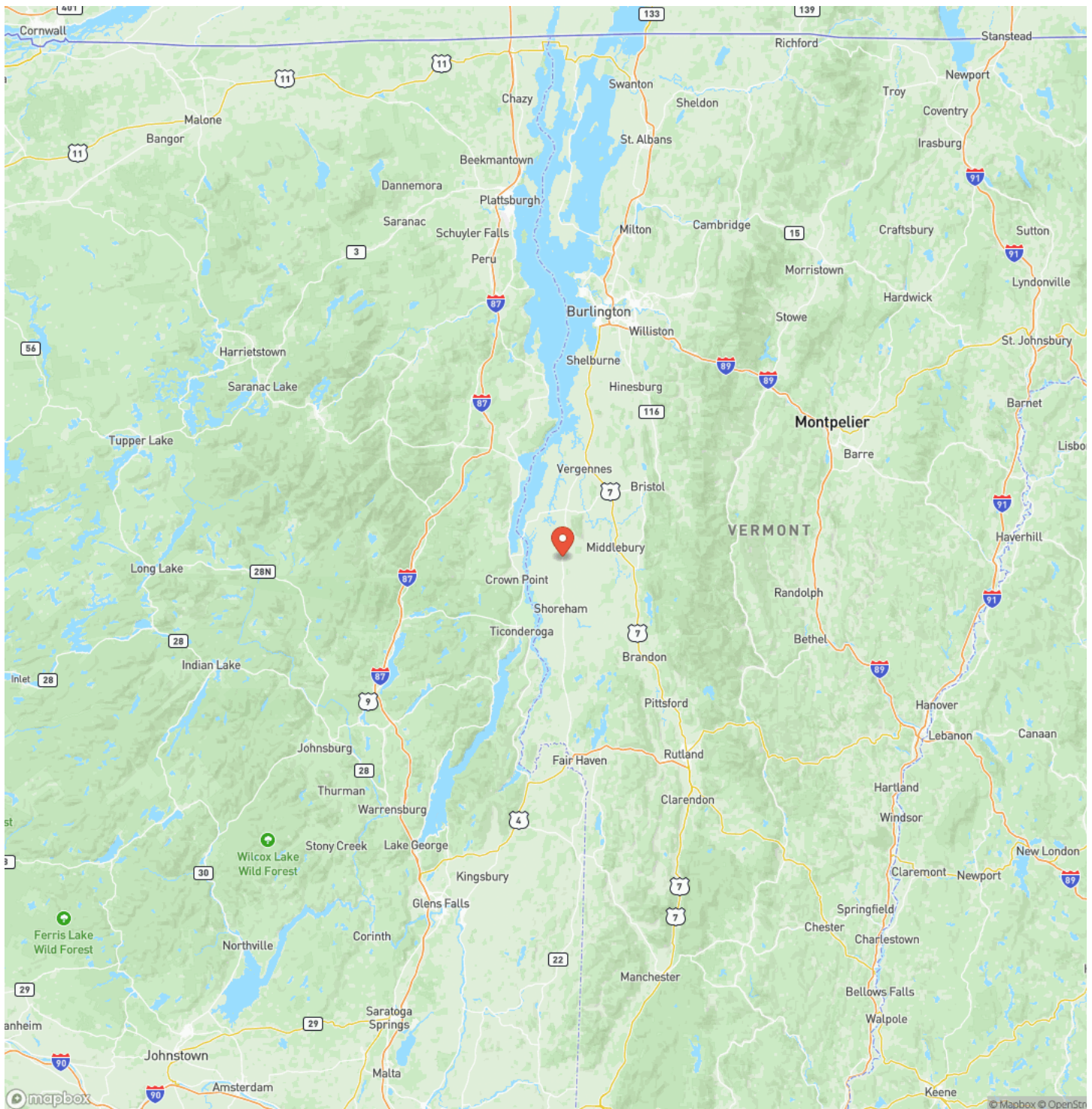
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

2710 VT Route 22A - 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 single 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.



**PREFERRED
PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
(800) 557-8186
preferredpropertiesvt.com/



**PREFERRED
PROPERTIES**