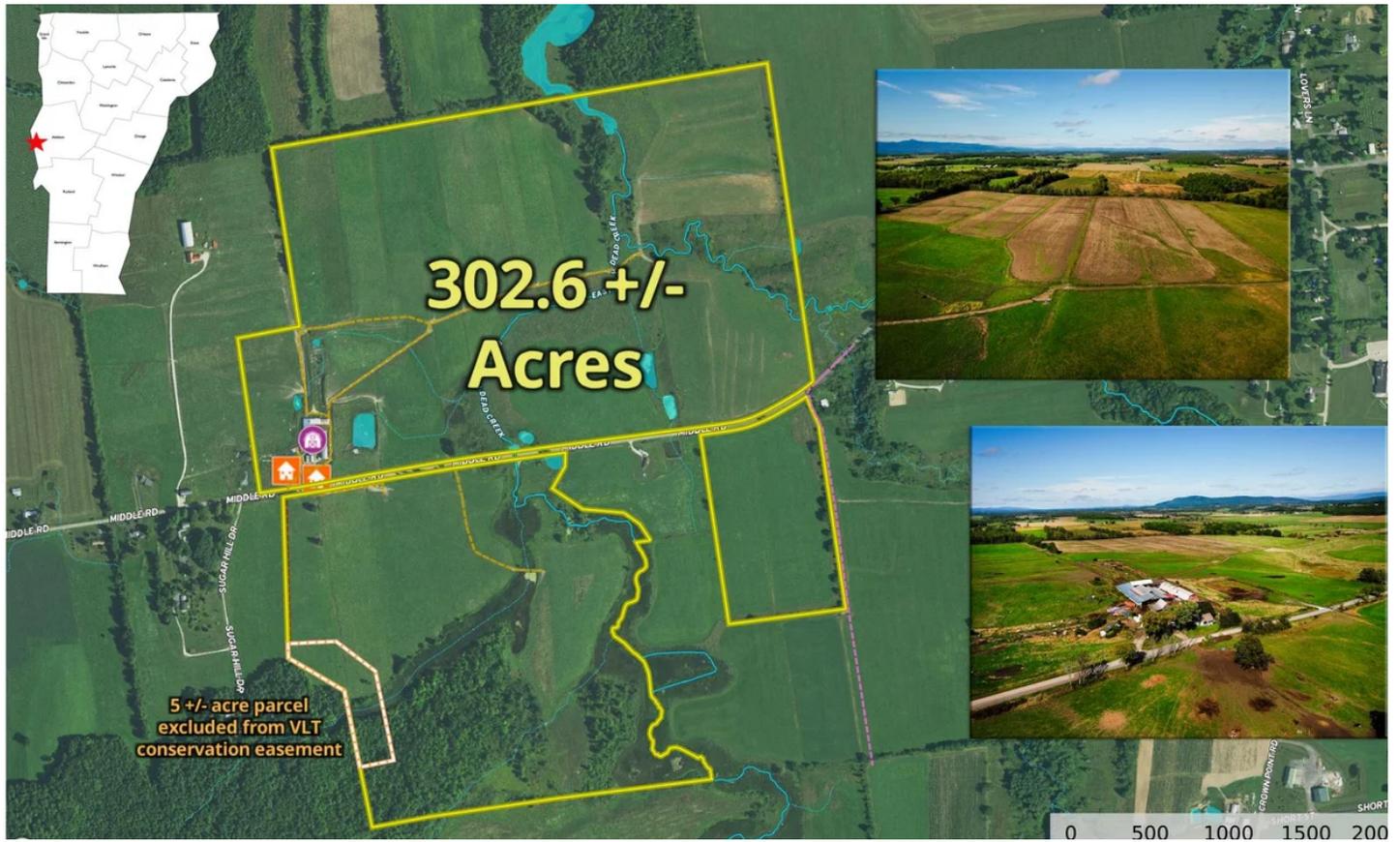


1450 Middle Road - Bridport
1450 Middle Road
Bridport, VT 05734

\$895,000
302.600± Acres
Addison County



PREFERRED
PROPERTIES

MORE INFO ONLINE:
preferredpropertiesvt.com/

**1450 Middle Road - Bridport
Bridport, VT / Addison County**

SUMMARY

Address

1450 Middle Road

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Farms, Commercial, Residential Property, Hunting Land, Riverfront

Latitude / Longitude

43.979199 / -73.341791

Taxes (Annually)

5774

Acreage

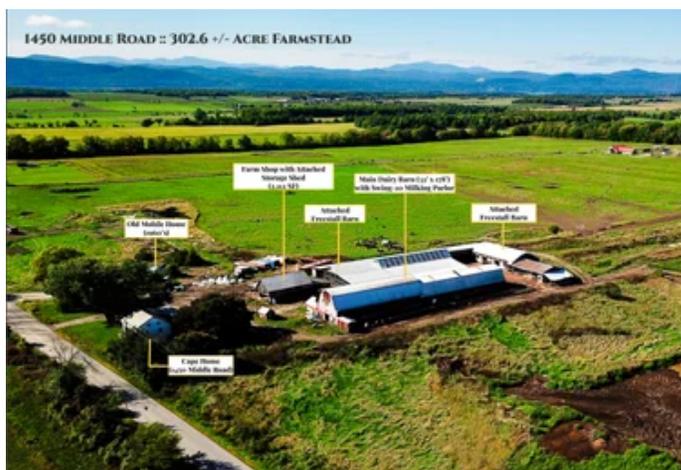
302.600

Price

\$895,000

Property Website

<https://www.landleader.com/property/1450-middle-road-bridport-addison-vermont/37971>

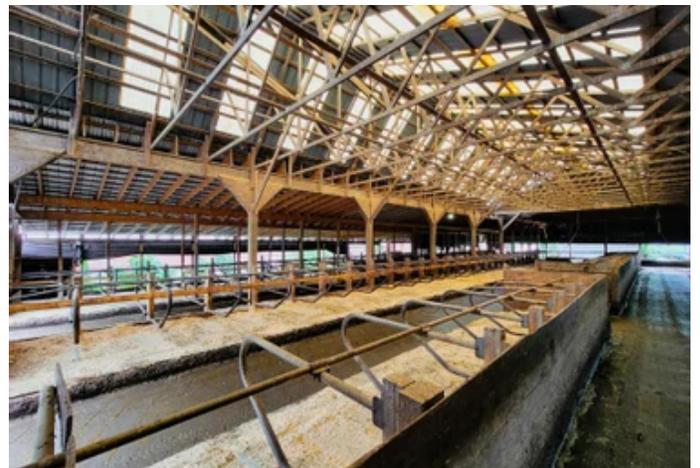


PROPERTY DESCRIPTION

Organic 302.6 +/- acre farm opportunity in the quiet farming and lakefront town of Bridport, VT! Formally apart of a larger operating dairy farm, the farmstead features a dairy barn with a Swing-10 milking parlor & attached free-stall barns, a farm shop with an attached storage shed, a 3-bedroom cape farmhouse (currently vacant), and an old mobile home needing replacement but with installed power, water & septic. The land consists of approximately 209 +/- acres of ag/pastureland, 9 +/- acres of farmstead land, & 22 +/- acres of woodland with remainder in low utility and wetlands. The property is enrolled in Vermont Current Use program & has a Vermont Land Trust conservatio easement. There is a 5-acre building lot outside of the VLT easement, which could allow for another home to be constructed on the prop if appropriate septic can be identified per state regulations. This is a Real Estate asset only sale; all livestock has been sold & equipment v be auctioned in the spring of 2023. From many areas of the farm there are gorgeous views of the Adirondack mountains in NY & the rolli fields of Addison County, VT. Additional farmstead owned by seller less than 2 miles down Middle Road is also available for sale; see MLS #4931761 for the information for the two combined farmsteads. Come give this farm new life, expand or diversify, & enjoy the beauty of Vermont! Approval of purchaser is required by Vermont Land Trust & property must remain as an active agricultural enterprise. See [property brochure](#) for more details.



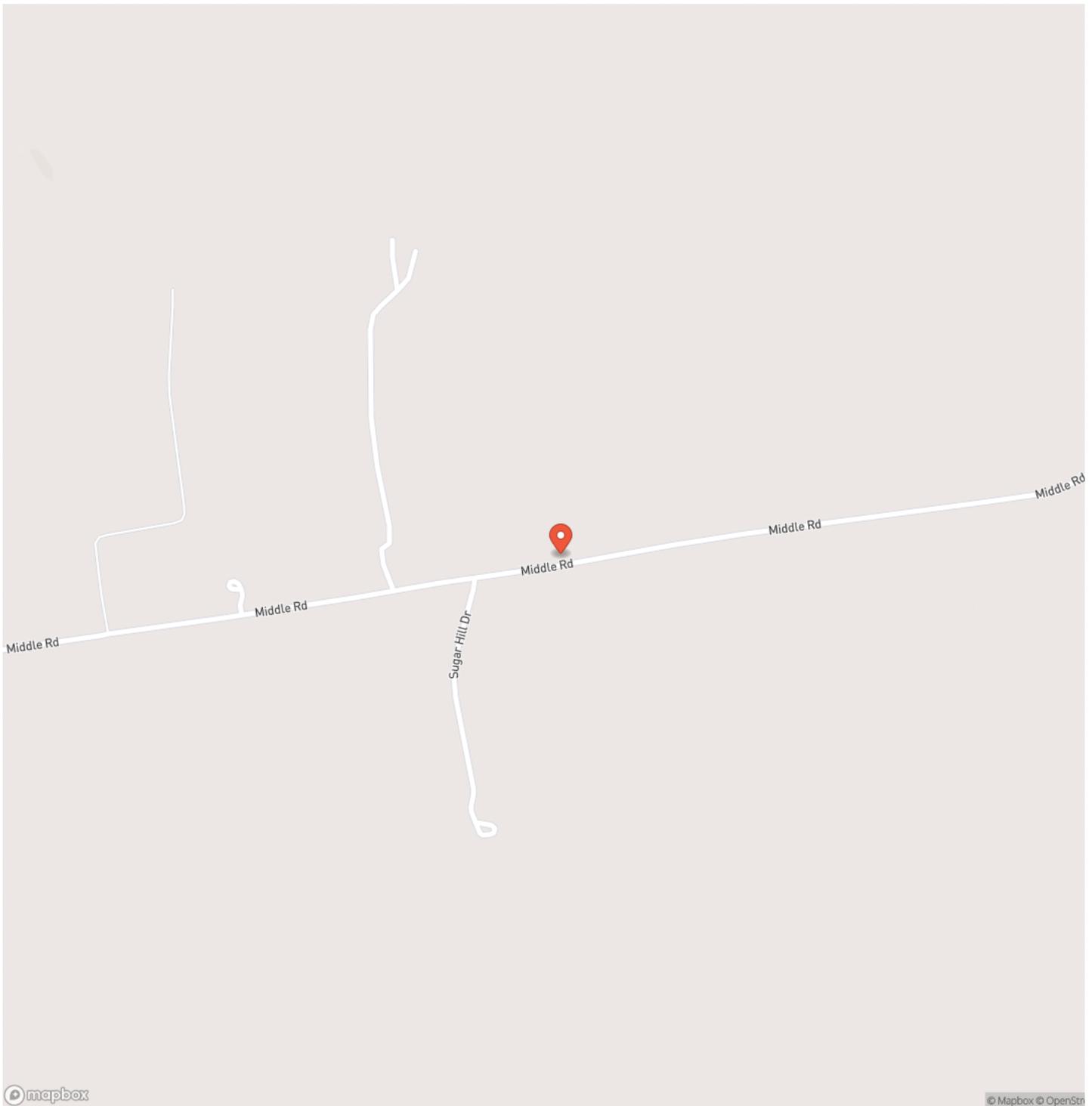
1450 Middle Road - Bridport
Bridport, VT / Addison County



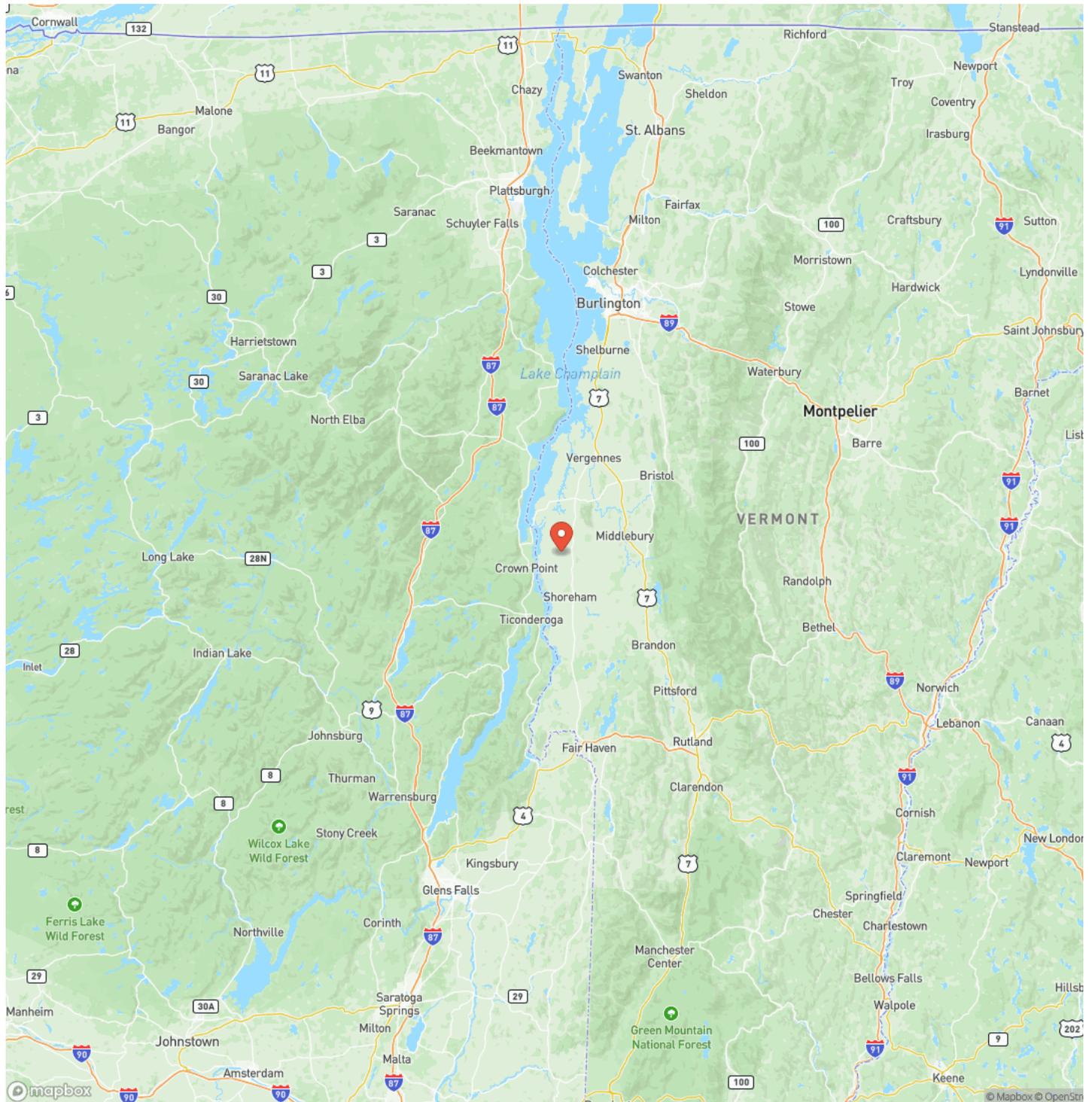
PREFERRED
PROPERTIES

MORE INFO ONLINE:
preferredpropertiesvt.com/

Locator Map



Locator Map

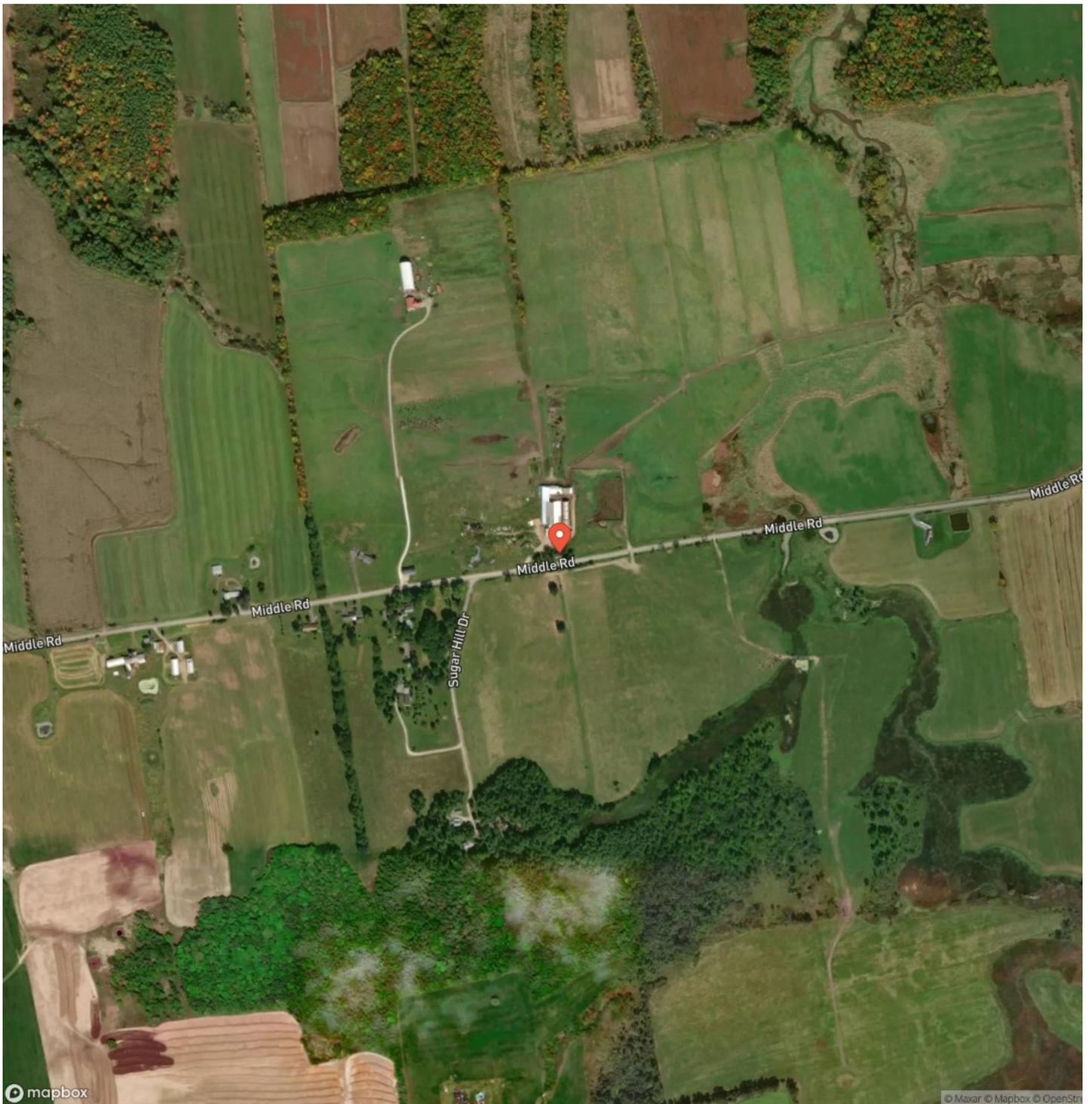


PREFERRED
PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

Satellite Map



PREFERRED
PROPERTIES

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 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.



**PREFERRED
PROPERTIES**

MORE INFO ONLINE:

preferredpropertiesvt.com/

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



**PREFERRED
PROPERTIES**