

## **SHEPARD BROOK FARM**

**A combination of field and forest with long frontage on Shepard Brook,  
and including a 16,000 ft<sup>2</sup> barn and additional outbuildings.**



***±111 GIS Acres  
Waitsfield and Fayston, Washington County, Vermont***

**Price: \$595,000**

## 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:

- ◆ About 40 acres of level meadow ideal for pasture, crops or a future homesite;
- ◆ Long frontage on Shepard Brook, a large tributary of the Mad River, offering convenient access for fishing;
- ◆ An impressive 16,000 ft<sup>2</sup>, 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 71 acres of forest that could easily be reclaimed for recreation or woodlot management.

## LOCATION

The property is located just off Route 100 in the northern part of Waitsfield, Vermont and extending 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. The nearby town of Warren is well-known for its enviable country store and bakery, and its quirky 4th of July parade.

While jobs in tourist-related businesses, as well as in local tech and utility companies, are plentiful, additional diverse job centers are 20-50 minutes away. Route 100 bisects the town, providing quick access north to Waterbury (20 minutes), Stowe (40 minutes), Burlington (50 minutes) and Montpelier (30 minutes). To the south, Route 100 winds through the scenic Granby Gulch and along the Green Mountains through the quaint towns of Rochester, Stockbridge and Pittsfield. I-89 can be accessed to the north in Waterbury or Middlesex (both 12 miles) or to the south in Bethel (50 miles). Boston is just over three hours southeast.



The large, level field is ready for a variety of agricultural pursuits and/or establishment of a homesite in the popular Mad River Valley.



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 a 175' right-of-way (ROW) from North Fayston Road and across the portion of the property that the owners are retaining. The ROW ends at Shepard Brook and a well-built, steel-supported, wooden bridge that provides year-round access onto the property. From the bridge, a dirt drive stretches 450' to the barn and associated outbuildings.

North Fayston Road is a town-maintained, dirt road that turns off paved Route 100. From Route 100, it is just 450' to the ROW. While the property is just across Shepard Brook from North Fayston Road and a short distance from Route 100, it is quite private, thanks to the trees along the brook which minimize road noise.

## SITE DESCRIPTION

Shepard Brook Farm combines potential for agriculture, forest management, recreation and house site development 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.

About half the property (±40 acres) is a large, level field that has served several purposes over time, including as pasture for cattle. Future possibilities include field crops, fruit trees, a vineyard, hemp cultivation and continued pasture for horses, goats, sheep or cattle.

The nearly 3,800' of easily-accessed frontage on Shepard Brook is an opportunity to fish for native brook trout, as well as providing an aesthetic amenity and a visual barrier between the property and the road. Shepard Brook is a large tributary of the Mad River, which runs along the other side of Route 100. In addition to the native brook trout, the Mad River is also stocked with larger, hatchery-raised brook and rainbow trout, both of which could easily migrate up Shepard Brook.

Long frontage on Shepard Brook provides access to fishing and a place to cool off on hot summer days.



Access is across a bridge over Shepard Brook.



The large field provides agricultural opportunity





## SITE DESCRIPTION (continued)

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. There are old roads traversing the forest that were used in past timber harvests. Currently overgrown with blackberries, these make a great start to a future trail network for walking, horseback riding, snowshoeing, skiing and snowmobiling. A section of the VAST snowmobile trail system parallels the northern boundary of the property.

While the property has many possibilities, most are compatible for simultaneous use. 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. A future resident would be able to enjoy a largely private location, with easy and quick access to a recreation-rich Vermont valley. In addition, there are outstanding views of the Northfield Range to the east, including Bald Mountain, Mount Waitsfield, Scragg Mountain and Burnt Mountain, and views to the south of Burnt Rock Mountain and Appalachian Gap.



Hardwood and pine forests ascend the hillside in a mix of species and ages.



Aerial view of barn and outbuildings with level building sites nearby.



The L-shaped barn at center is surrounded by 9 outbuildings and fenced paddocks. There is a potential office building to the right, a storage shed in front of the barn, and lean-tos to the left.



## 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 ft<sup>2</sup> over two floors, there are as many uses as one can imagine. The barn was built for large-scale storage, not animals, and has cement floors. Walls are a mix of wood and cement blocks, 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 one of the outbuildings, as well as water and a septic system on site. There are four overhead garage doors, including a massive triple bay door.

While the barn hasn't been utilized in recent years, it 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.



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

## 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. About 10 acres on the east side of Shepard Brook are being retained by the ownership, pending subdivision approval. 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



Many windows on the first floor bring in ample light.

Because the property for sale is part of a larger ownership in Waitsfield, new taxes have not yet been calculated. A ROUGH estimate of the potential annual tax is available upon request. 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. More detailed information about zoning in Waitsfield and Fayston is available upon request.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



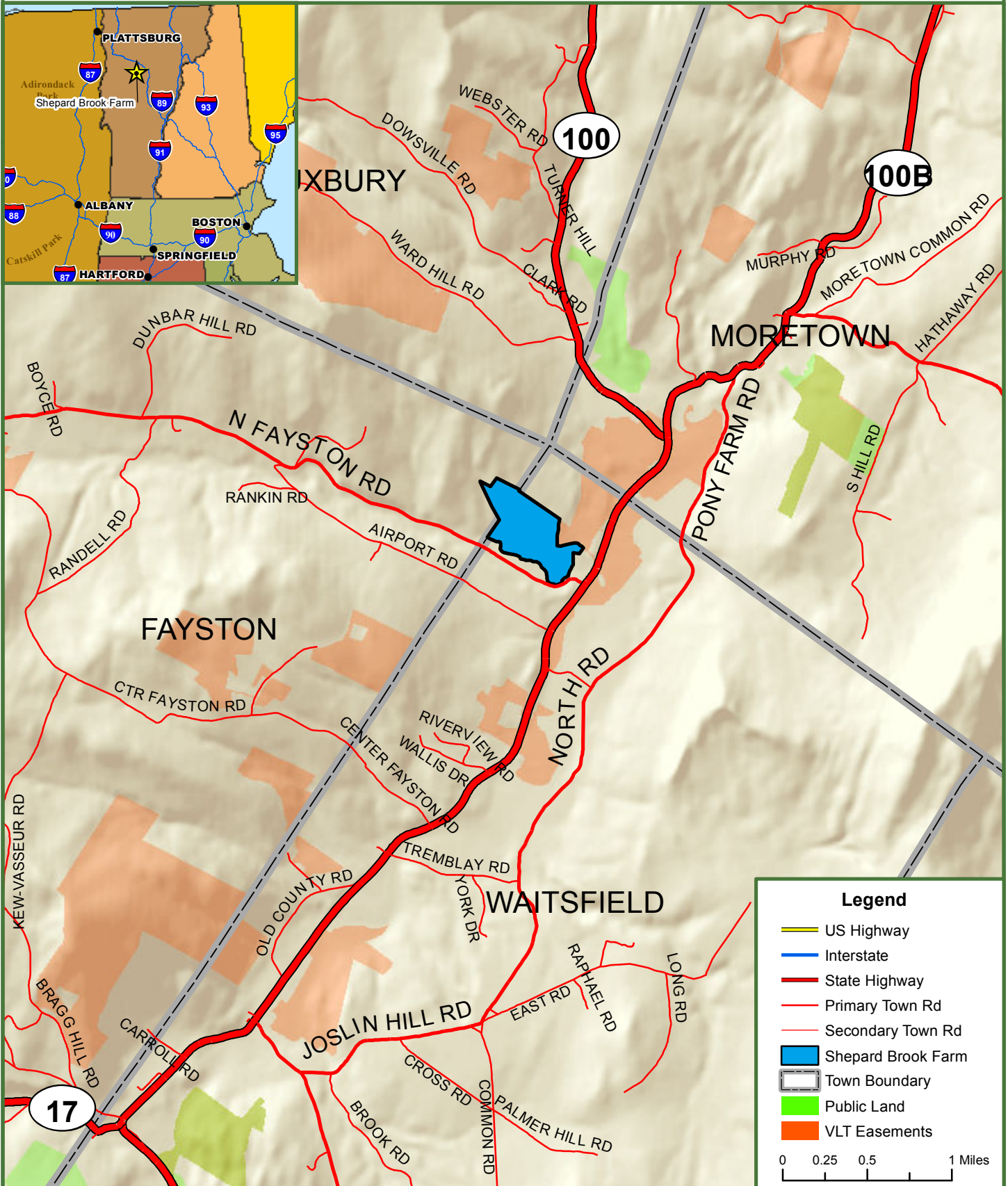
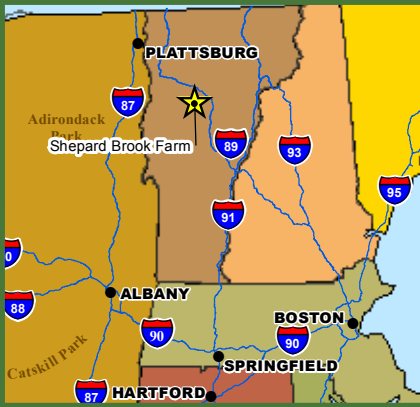
# Locus Map Shepard Brook Farm

111 +/- GIS Acres



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**Waitsfield & Fayston, Washington Co., VT**







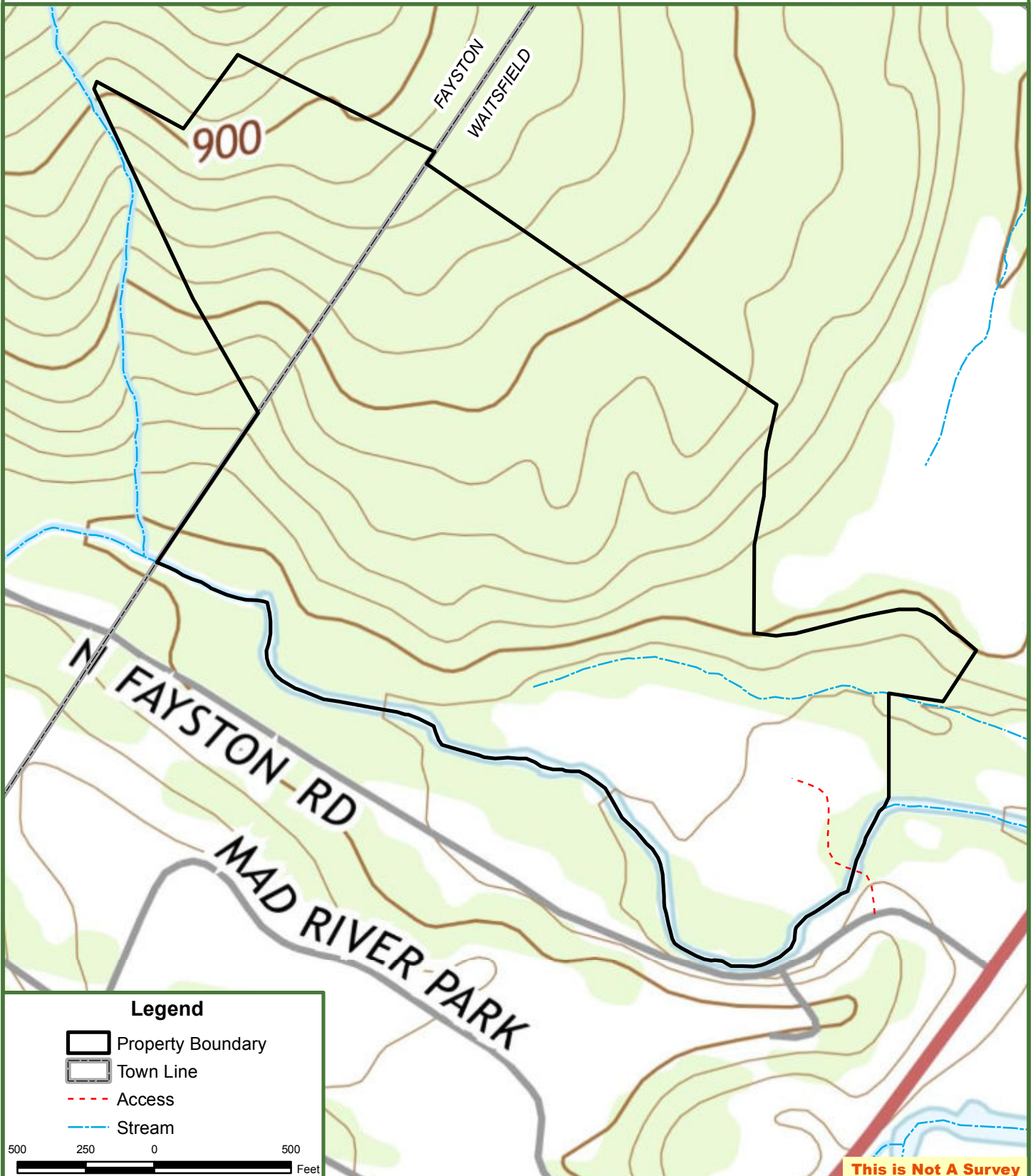
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Waitsfield & Fayston, Washington County, VT



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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.





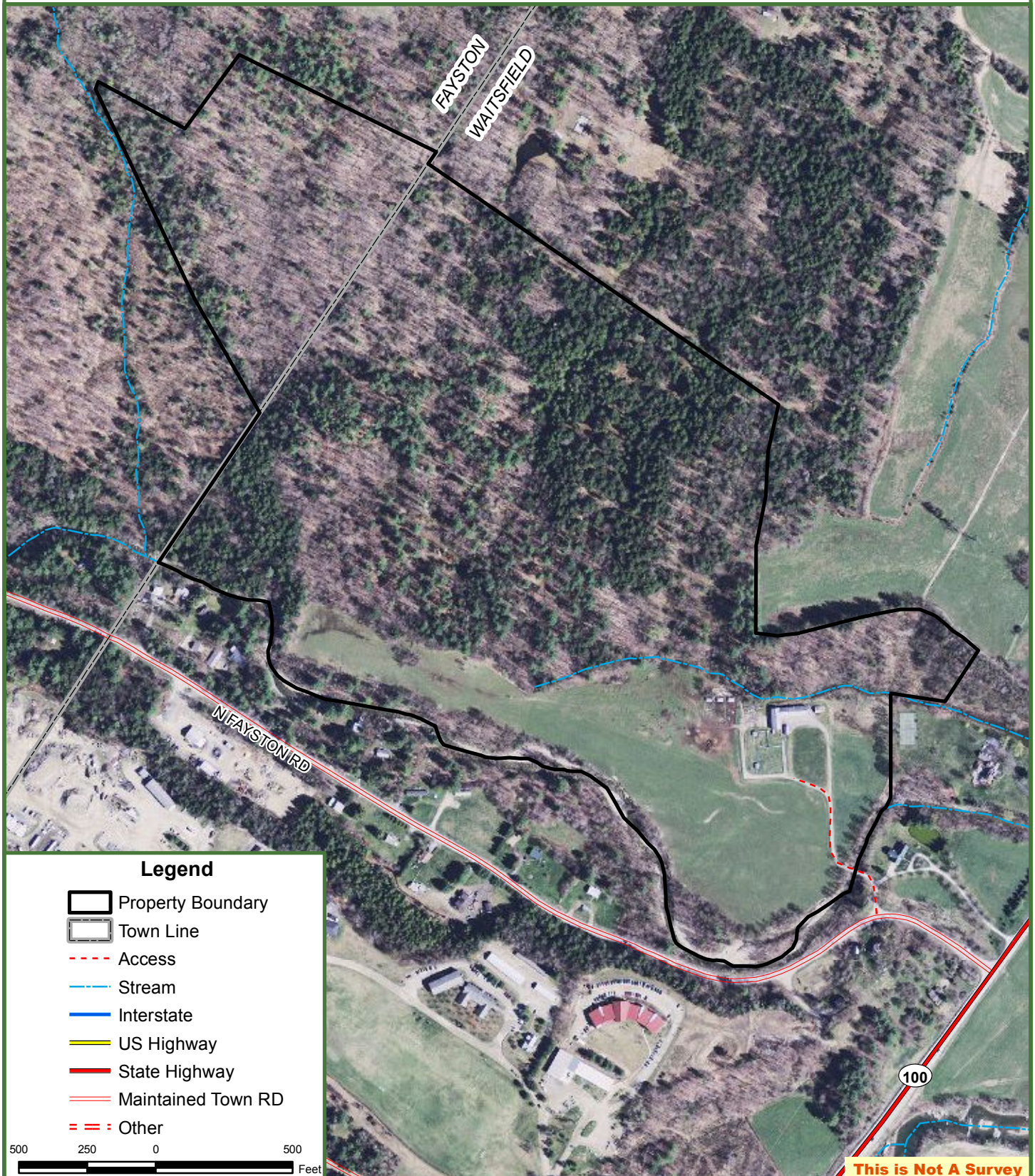
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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**

### **I / We Acknowledge Receipt of This Disclosure**

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

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Printed Name of Agent Signing Below

[ ] Declined to sign

\_\_\_\_\_  
Printed Name of Consumer

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Signature of Agent of the Brokerage Firm

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Signature of Consumer

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