

HERITAGE MANOR REALTY
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THE CAMPBELL FARM
COUNTY ROUTE 31
and LANG HILL ROAD
HEBRON, NEW YORK
\$612,000.

PARADISE FOUND!!

**153 acre working farm in the magical Hebron Valley.
Fertile farmland with a barn complex in a beautiful,
pastoral setting amidst the undulating hills. Serenity!**



Picture Postcard Perfect!!

Absolutely breathtaking long distance views of the Green Mountains of Vermont. The Hebron Valley is famous for these views, and this property offers the best of the best!



Surrounded by emerald green hills, the farm stretches from County Route 31 all the way to Lang Hill Road.



Prime farmland, primarily in hay with about five acres in corn, this is a good candidate for organic farming.



All of the barns have been well maintained and are in use.



**This barn contains horse stalls below,
hay storage above.**



There is a fairly new Morton building, in excellent condition.





This barn, furthest out into the fields, is filled with hay above and equipment storage below.



The location of the barn offers beautiful mountain views. It would make a fantastic conversion to a home, and there are companies up here that specialize in that!

The roofline is straight as an arrow!



The farm has extensive frontage on County Route 31 and Lang Hill Road, a quiet town maintained country lane.



There is even a small year round creek. Dig your own pond!

It's an easy drive from this property to Manchester or Rutland, VT as well as Saratoga or Lake George, NY.

There are five major ski areas accessible from here.

**At \$612,000 this stunning property is only \$4,000 per acre!!
And this farm is adjacent to the 260 acre Gould Farm, also for sale. See the listing on the website. Both farms total 413 contiguous acres!!! Once in a lifetime opportunity!**

THE MAGIC OF HEBRON!



Fall Sunrise

Misty Mountain Morning



Rush Hour Traffic Jam!!

