

HERITAGE MANOR REALTY

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THE GOULD FARM

LANG HILL ROAD

HEBRON, NEW YORK

\$889,000.

HEAVEN ON EARTH!!

260 acres of prime farmland in one of the most desirable areas of Washington County, the Hebron Valley.



This is a rare offering; a large family farm that has not changed hands for the last 40 years. It is now available for purchase. Once an active dairy farm, in recent years the tillable land has

been rested. This is an ideal situation for someone interested in organic farming, as the soil has been well washed.



There's plenty of rich, fertile land waiting for new planting. Perfect for hay, corn, or grazing pasture.



The land gently slopes uphill.



As you move up to the middle pasture, the long distance mountain views that open up are stunning! The Hebron Valley is famous for these views, and this property offers the best of the Green Mountains of VT, as far as you can see!





Follow the path up to the hidden high pasture and the view gets even better! The cows have had this to themselves for years, now it's time for someone to build a showplace home up there and enjoy this beautiful scene!



From the middle and high pastures you have access to the large wooded area of the property. A variety of mature trees provide the potential for income from select harvesting.



Interspersed with trails, this is a great place for riding horses, ATV's, snowmobiles etc.



I spent three and a half hours touring the property on a 4-wheeler. It was a blast! And I still didn't see all of it!

The farm has over 3,500 feet of frontage on both sides of Lang Hill Road, a quiet town maintained country lane.



There is a large multi-acre pond at the Western edge of the property, most of which is owned by this farm.



There is a classic farmhouse on the property. It would take a big effort to bring it back to its former glory, but it would be worth it.



For aficionados of this Greek Revival architectural style, the photo below of the house in its prime says it all.



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 \$889,000 this stunning property is only \$3,420 per acre!! And this farm is adjacent to the 153 acre Campbell 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

Rush Hour Traffic Jam!!



Misty Mountain Morning



Nature at it's finest, every day!