



722 Babbling Brook Road Enosburgh, VT

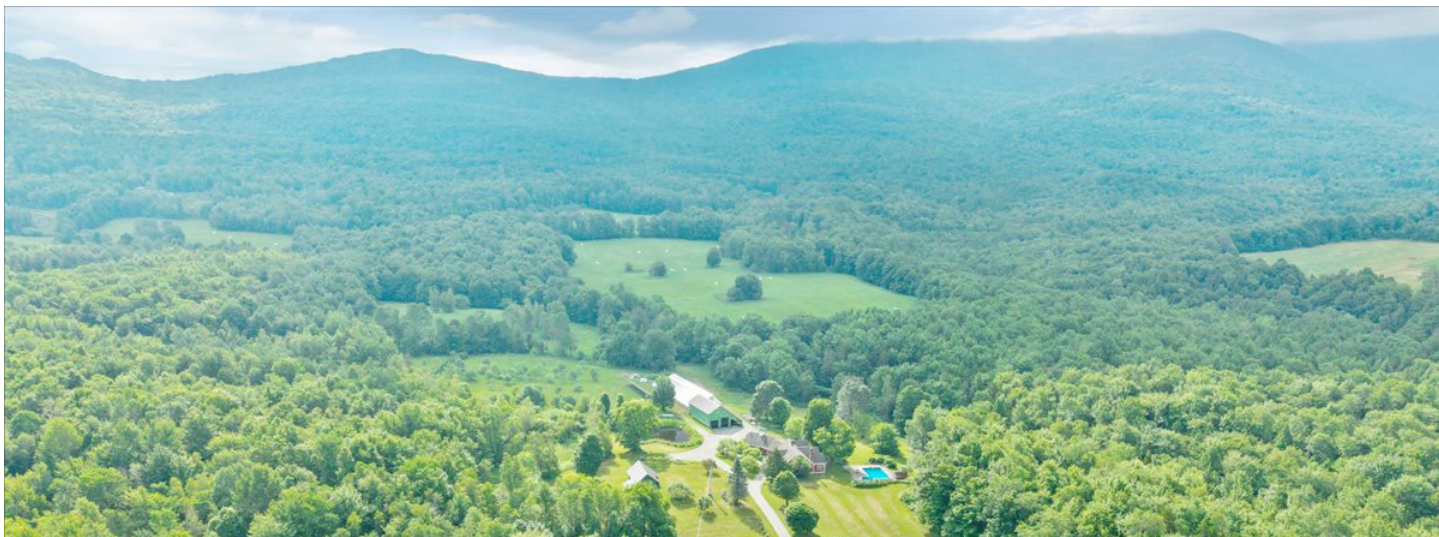


Four
Seasons

Sotheby's
INTERNATIONAL REALTY

Finn & Roots Farm offers a rare opportunity to own a one-of-a-kind Vermont estate where innovation, sustainability, and natural beauty meet. Set on 208 private acres beneath the Cold Hollow Mountains, this extraordinary property combines a stunning homestead, second residence, established agricultural business, and breathtaking landscape. Located within the ecologically significant Cold Hollow to Canada wildlife corridor, the land features approximately 60 acres of open fields, 150 acres of forest, mountain views, trails, natural springs, streams, ponds, abundant wildlife, and exceptional privacy. Established orchards, berry plantings, gardens, and diverse habitat create endless possibilities for farming, recreation, and stewardship. The beautifully updated 3,100 sq ft primary residence offers 5 bedrooms, 3 baths, soaring ceilings, exposed hemlock beams, southern exposure, fireplaces with soapstone wood stoves, central air, backup generator, attached garage, and an in-ground pool. The centerpiece of the farm is a remarkable 6,000 sq ft commercial aquaponic greenhouse: a highly engineered year-round growing facility combining aquaculture, hydroponics, passive solar design, automated climate systems, and renewable energy. This established operation provides turnkey infrastructure for continued production or future agricultural vision. The stunning second residence is amazing for guests, rental income, or multi-generational living. Included are extensive farm infrastructure, equipment, barn space, and expansion potential. Whether envisioned as a sustainable farm, private retreat, family compound, agricultural business, or legacy Vermont estate, Finn & Roots represents a rare chance to continue a thoughtfully created property where technology, nature, and purposeful living come together.

6 Bedrooms | 4 Bathrooms | 4,132 Square Feet | 209 Acres | \$2,549,000
Listed by Alex Pintair | 802.777.5124



LAND

209 Acres | Enosburg Falls & Bakersfield, VT | in the Heart of the “Cold Hollow to Canada (CHC)” Corridor and Cold Hollow Mountain Region

Set within one of Northern Vermont’s most ecologically significant landscapes, this remarkable property offers a rare opportunity to own land at the center of the Cold Hollow to Canada (CHC) region—a vital and largely unfragmented wildlife corridor stretching from the Cold Hollow Mountains north through Fletcher, Waterville, Belvidere, Enosburg, and Montgomery—and continuing into southern Canada.

The 209 acre farm is home to:

- Natural springs and wetlands supporting ecological diversity
- 3-acre pollinator and butterfly field, supporting butterflies like Monarchs
- Mixed forest with diverse tree species and rich understory
- Established and roughed-in walking trails

The property features about an acre of permaculture type orchard consisting of around 30 different varieties of apples, pears, cherry, plum, crabapple and mulberry trees. There are hazelnut and seaberry bushes as well as many types of raspberry and blueberry bushes, gooseberry, elderberry, aronia and many others. The orchard is surrounded by a 7.5’ fence to keep out the deer and other wildlife.

Several black walnut trees have been planted throughout the grounds as well as about 100 younger grape vines of several varieties.

The land supports abundant wildlife, including deer and turkey almost daily, moose, bear, beaver, otter, mink, ermine, bobcat, squirrels, chipmunks, woodchucks, grouse, eagles, ravens, hawks, all kinds of song birds.

There are ducks and geese as well as many frog varieties, salamanders, and beneficial insects in the ponds. This is a premier location for nature enthusiasts, conservation buyers, and recreational use.

The two large grass fields received two years of funding from the Audubon Bobolink Project.

Enjoy stunning, unobstructed views of the Cold Hollow Mountain range—an iconic ridge line defining the northern Green Mountains. Expansive sightlines stretch across forested peaks, rolling valleys, and seasonal color that rivals the finest landscapes in New England.

Access to extensive gravel riding. The rail trail is within 15 minutes.

30 minutes to Jay Peak, 1 hour to Stowe

This is a setting where:

- Morning fog drifts through valleys below
- Sunsets ignite the ridgelines in gold and crimson
- Night skies remain dark, quiet, and uninterrupted

Positioned within a critical north–south wildlife linkage, this land supports an extraordinary diversity of species rarely found in one place:

- Black bear
- Bobcat
- White-tailed deer
- Fox, mink, ermine

- River otter along waterways
- Different varieties of frogs and toads
- Abundant songbirds and migratory species, as well as raptors, owls, and species that do not migrate For birders and naturalists, the property offers exceptional habitat diversity, creating prime conditions for year-round observation.

Water defines the landscape and enhances both ecological richness and usability:

- Meandering streams and creeks, with two streams running throughout the property, with small swimming holes, waterfalls and brook trout
- Naturally occurring freshwater springs
- Wetland ecosystems supporting wildlife and biodiversity
- Potential for off-grid water sourcing and conservation value
- Two spring fed ponds, the lower of which can be stocked

These features create a living, breathing landscape that changes beautifully with the seasons. A richly varied forest canopy includes:

- Maple, birch, beech, and other northern hardwoods
- Softwood stands interwoven throughout
- Thriving understory of ferns, mosses, mushrooms, and native flora

The land is also ideal for:

- Foraging enthusiasts (wild mushrooms and edible plants)
- Sustainable forestry or conservation programs
- Long-term ecological stewardship

Located within the Cold Hollow to Canada corridor, this land plays a meaningful role in:

- Supporting wildlife movement between Canada and the Northern Forest
- Preserving one of the Northeast's most important ecological linkages
- Offering potential for conservation easements or legacy planning

Member of Cold Hollow to Canada, where the highest ecologically ranked forest blocks in the region are also held as the greatest human value to the community. Programs include woodlots, conservation, and wildlife monitoring.

Good references from Cold Hollow to Canada

<https://www.coldhollowtocanada.org>

<https://www.coldhollowtocanada.org/about/forests>

Properties of this caliber—combining:

- Panoramic mountain views
- Water abundance
- High-value wildlife habitat
- Regional ecological significance—are exceptionally rare.

Whether envisioned as:

- A private wilderness retreat
- A conservation-minded legacy estate
- A recreational or eco-focused holding

...this land offers a once-in-a-generation opportunity to own a meaningful piece of Northern Vermont. Where wilderness, water, and mountain meet—this is Vermont at its most authentic, most private, and most extraordinary.

Large contiguous acreage (209 acres is significant in Franklin County) Mix of:

- 60 acres of private fields, and 150 acres of mature forest including untapped sugar maple
- Tillable/open fields
- Pasture
- Woodlot
- Established income-producing agricultural business
- Multiple structures (house + barns + additional dwellings)
- Privacy / estate-quality setting
- Rough, developed trail system transversing entire property

FARM & HOMESTEAD

Set on 209 private acres just 17 miles south of the Canadian border, this exceptional Northern Vermont “eco farm” and homestead sits just below the Cold Hollow Mountains within the ecologically significant “Cold Hollow to Canada (CHC)” corridor.

Located near Enosburg Falls, with easy and quick access to ski destinations Jay Peak, Smugglers' Notch, and Stowe, as well as Lake Champlain and Sutton, the property offers a rare combination of income, lifestyle, and long-term land value.

Close to cultural and regional destinations:

- Cold Hollow Sculpture Park
- Fairfield Meeting House on the Green (live concerts & community events)

A rare, turnkey Vermont homestead combining modern living, proven agricultural income, and exceptional natural beauty across 209 acres.



- Stunning seasonal views of the Cold Hollow Mountain range
- Exceptional fall foliage, rolling terrain, and open sky vistas
- Completely private and exclusive setting
- Located within a key wildlife corridor connecting Vermont to Canada
- Privately situated in the middle of its own scenic 209 acre valley
- 2 story 3100 square feet unique home
- 5 bedrooms, master with high ceilings and bathroom suite
- 3 full bathrooms
- Southern exposure with an abundance of large 1.5 year old triple paned, Pella windows
- Foyer/entrance and dining area have high/cathedral ceilings
- 2 car attached garage with floor drain and upstairs area
- Central AC
- Oil fired baseboard hot water heat 4 zones
- Electric hot water
- Well or spring water (gravity fed spring)
- 2 large fireplaces (one brick and one stone) both have beautiful soapstone wood burning stoves with chimney liners
- Contemporary, updated cabinets in kitchen
- Large Hemlock beams throughout
- 20 x 40 plus in-ground pool (heated)
- 30 kw whole house propane automatic backup generator

With its combination of:

- Established business infrastructure
- Extensive water resources
- Prime wildlife habitat

- Mountain views and privacy
- ...this property represents a unique opportunity for buyers seeking a working farm, investment property, or legacy estate in Northern Vermont.
- This farm offers multiple revenue and lifestyle pathways:
- Established greenhouse business income
 - Agritourism, wedding, or retreat potential
 - Short-term rental or guest housing income
 - Expansion of orchard, vineyard, or specialty crops
 - Conservation or legacy estate positioning

Potential income streams, in addition to the year-round greenhouse business:

- 1+ acre production-ready fruit, berry and nut permaculture orchard as well as small vineyard
- Abundant wild and heritage apple, crabapple, blackberry and raspberry
- Maple sugaring operation (very common in northern VT)
- Hay or row crop production, including regenerative farming (cover crops, hemp, etc.)
- Livestock (beef, dairy, or sheep)
- Livestock grazing and regenerative farming
- Rental housing or farmworker housing
- Equipment/building leases
- Possibly recreation/agritourism potential

Includes farm/greenhouse equipment: John Deere tractor, Kabota 4x4, Includes farm-milled pine for finishing barn and other property enhancements.

Established Farm & Business Infrastructure

6,000 SF commercial aquaculture & hydroponic greenhouse Operating as Finn & Roots

Proven year-round CEA production of:

- Greens
- Herbs
- Vine crops
- Turnkey, income-producing operation since 2015
- Oversized farm barn (2022)
- Equipped with electric and solar
- Designed for expansion, storage, or additional production

FINN & ROOTS

Advanced CEA Operation | Year-Round Production | Northern Vermont

Located just 300 feet from the primary homestead in Enosburg Falls, Finn & Roots represents a rare opportunity to acquire a fully operational, income-producing aquaculture and hydroponic (aquaponic) greenhouse business designed specifically for high-efficiency, year-round production in a northern climate.

This 6,000 SF commercial Controlled Environment Agriculture (CEA) facility—often referred to as the “Eco Ark”—combines advanced engineering, passive solar design, and proven production systems to deliver consistent yields of greens, herbs, and vine crops across all seasons.

Finn & Roots is a highly engineered, turnkey aquaponic greenhouse business delivering consistent year-round production, strong market demand, and scalability.

With its:

- Advanced infrastructure
- Proven customer base
- Premium regional positioning
- And unmet market demand

...it represents a rare opportunity to acquire a next-generation agricultural business in Northern Vermont. The one-of-a-kind “eco building,” and deep winter greenhouse features:

Business Overview

- 6,000 SF commercial aquaponic greenhouse
- ~4,500



production space

• Year-round production of:

- Leafy greens
- Culinary herbs
- Vine crops
- Established brand with strong regional recognition
- Proven distribution network across Northern Vermont and the Burlington market Turnkey operation with immediate revenue and established customer base

Facility & Engineering Highlights

This is a purpose-built, one-of-a-kind “deep winter” greenhouse, engineered for maximum efficiency and durability: Energy & Efficiency

- Solar array sized to support full greenhouse operations
- Maintains ~70°F average year-round with very low energy input
- Designed specifically for Vermont’s climate extremes
- Advanced Building Design
- Earth-sheltered on North, East, and West sides
- Built into a perfectly south-facing hillside for maximum solar gain
- Deep footers and insulated, steel-reinforced concrete walls exceeding residential standards
- Significant thermal mass (concrete floors/walls) acting as heat storage
- Materials & Longevity
- Aluminum structural frame (rust-free, maintenance-free)
- All materials selected for:
 - Food safety
 - Fish safety
 - Mold/mildew resistance
 - Specialized glazing
- Climate Control Systems
- Four-zone radiant floor heating:
 - Central wood boiler (primary)
 - Propane boiler (backup)
- Automated environmental control system managing:
 - Temperature
 - Humidity
 - Airflow
 - Lighting
- Passive ventilation system:



Scan the code to learn
more about this amazing
opportunity.



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