

BODHICHITTA FARMS

A Great Year Round Farming Opportunity

Land & Equipment

1.66 acre lot
1300 sq ft 1700s Farmhouse
~1/2 acre farming beds
2 Greenhouses
2 High Tunnels
Fully Equipped Sugar House
- 2 story + basement
- Walk in cooler
Free standing 2 story garage
Irrigation well
Backhoe
"Syrup" truck

Costs

Real Estate Taxes - \$4800/yr
Heat
- House and greenhouses are wood heat with oil back up
Electric
- House - ~\$140/month
- Solar on Sugar House
- 2014 ~\$1500
Farming
- Labor - All farming by hand
- Planting
- Seed - \$2000
- Fertilizer - \$1500
- Medium(soil) - \$4000
- Pest Control - \$1700

Price

\$499,500



Potential

Year Round Produce

- 2 season CSA capable of 100+ shares
- loyal customer base
- CSA will help offset start up costs for planting
- Supplying restaurants with local produce in the winter

Maple Syrup

- 1200 tap lines currently run
- 2014 Revenue \$8000

House Rental

- \$1200-\$1500/month

Other

- Top Floor of sugar house(>1000 sq ft) is unfinished

