



**Fountains  
Land**  
AN F&W COMPANY



# Upper Valley Farmstead

**The historic “Dawn ‘Till Dusk” Farm in Ryegate, featuring an existing home, barn, 23 acres of active pasture, and managed woodland, all with Connecticut River frontage and White Mountain views.**

Upper Valley Farmstead offers the full experience of rural Vermont living on a versatile, multi-use property. Highlights include:

- 🌲 Home, garage, and classic dairy barn ready to be upgraded
- 🌲 23± acres of productive pastureland
- 🌲 Excellent access directly from US-5
- 🌲 Frontage along the scenic Connecticut River
- 🌲 Expansive views across the Connecticut River Valley toward New Hampshire’s White Mountains
- 🌲 Mature oak, birch, and hemlock forest providing both timber value and wildlife habitat

## Property Highlights

💰 \$462,000

📏 91 Acres

📍 Ryegate, VT

🏠 Home & Land



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## LOCATION



*Frontage on the Connecticut River offers scenery and recreational opportunities.*

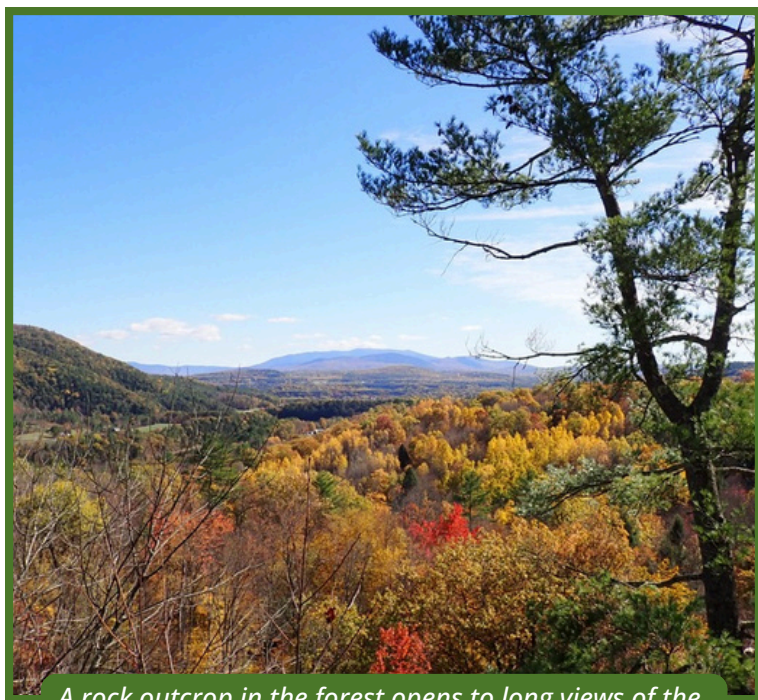
Upper Valley Farmstead is located in southern Ryegate, Vermont, just north of Wells River and across the Connecticut River from Monroe, New Hampshire. This area of Vermont, known as the Upper Valley, is famous for its morning valley fog that blankets the region on chilly days. The surrounding landscape on both sides of the river features small farms, woodlots, and riverside towns of varying size.

The nearest major town is Woodsville, New Hampshire, about 10 minutes south, offering local amenities such as banks, grocery stores, and dining. To the north and west, a scattering of small Vermont towns and hamlets adds to the area's rural charm.

The property lies approximately 17 miles south of St. Johnsbury, Vermont (a 20–25-minute drive), 2.5 hours from Boston, Massachusetts, and about 1 hour and 45 minutes from Burlington, Vermont.



*The upper campsite looks down on the valley, homestead, and river.*



*A rock outcrop in the forest opens to long views of the White Mountains, namely Mt. Moosilauke, shown here.*



## PROPERTY DESCRIPTION



*The farmhouse was constructed in 1890 and provides excellent opportunities for renovation.*

This versatile property offers the opportunity to experience the full beauty of Vermont, combining open farmland, forest, and river views in one picturesque setting.

The farmhouse, originally built in 1890, provides a solid foundation for renovation or complete reconstruction, allowing a new owner to tailor it to their vision. The historic dairy barn, once home to a small herd, could be restored for agricultural use or repurposed for new functions such as an event venue, storage space, or workshop.

Surrounding the homesite are 23± acres of active pasture, ideal for livestock, crops, or hay production. The fields are annually harvested and fertilized, offering immediate usability without the need for reclamation.

A secondary driveway on the west side of the property leads to open meadows and a small camping area, where sweeping views take in the homestead, pastureland, Connecticut River, and distant White Mountains.



*Front yard and pasture surrounding the farmhouse.*



*Lower pastures looking down upon the railroad tracks and the Connecticut River.*



## PROPERTY DESCRIPTION



*The property features a rock-outcrop cliff face, a unique feature.*

The wooded portion of the land features a diverse mix of mature hardwoods and hemlock, interlaced with trails for walking, ATV riding, or skiing. A rocky cliff face rises from the forest, providing a dramatic overlook and a peaceful destination to enjoy the surrounding landscape.

To the east, the property enjoys direct frontage on the Connecticut River, offering easy access for recreation. Owners can fish, paddle, or hunt for waterfowl or simply relax and swim while taking in the river's beauty.



*The historic milking parlor offers storage and potential agricultural uses.*



*The farm was known as "Dawn 'Till Dusk Farm" in its heyday.*



*The river frontage provides numerous recreational opportunities.*



## ACCESS



*The tract has approximately 2,300 feet on US-5.*

Upper Valley Farmstead offers excellent accessibility with approximately 2,300 feet of frontage along US-5, a major highway providing reliable year-round access. A well-maintained gravel driveway leads directly from the highway to the homesite, ensuring convenient entry for vehicles and equipment. Electric power is already established on the property, running from US-5 to the house and barn, making future upgrades easier.

## TAX & TITLE



*The property features beautiful views of the Connecticut River and the White Mountains.*

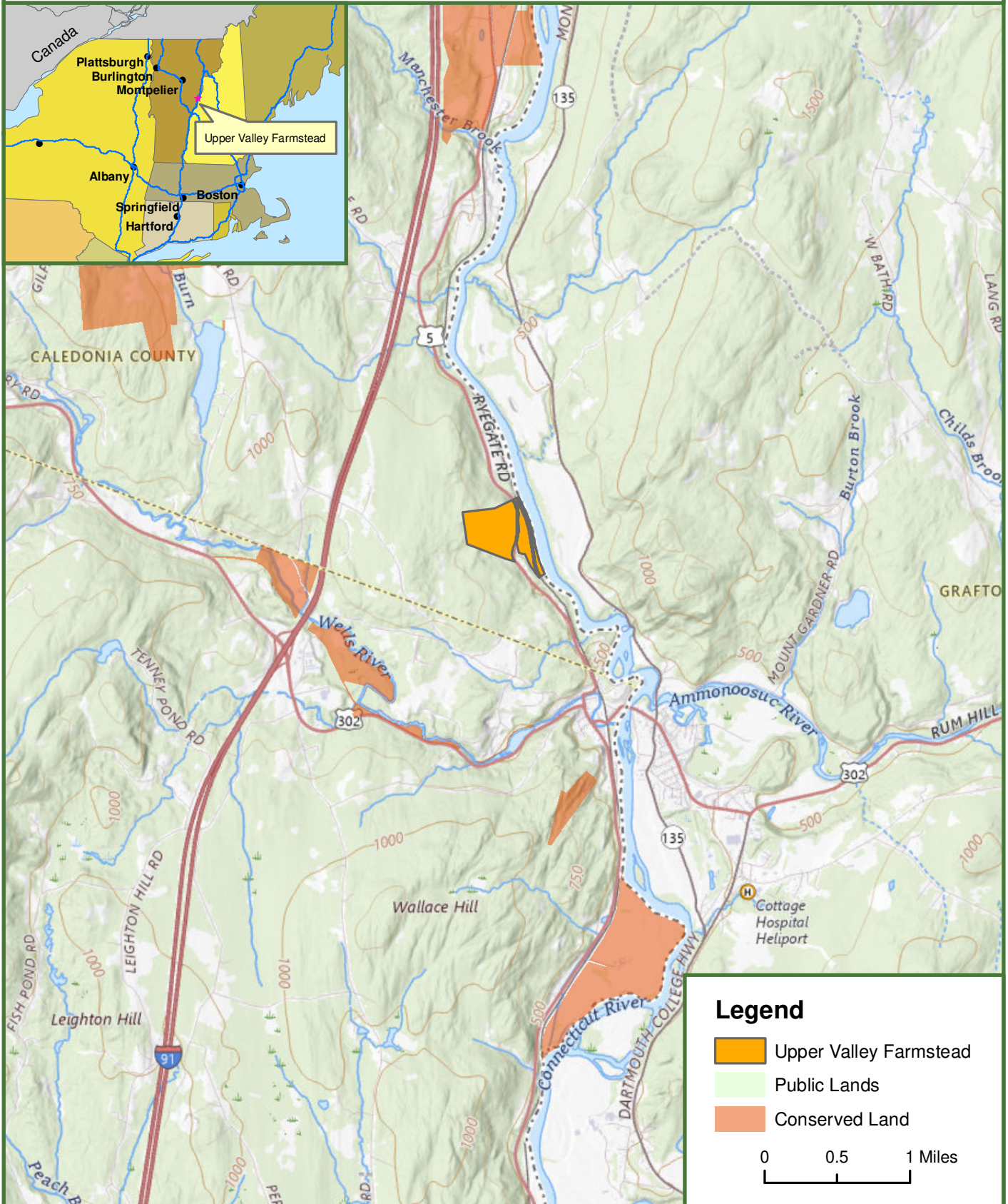
Upper Valley Farmstead is not currently enrolled in Vermont's Current Use program, allowing flexibility for future development or subdivision. The property is eligible for enrollment, which would reduce annual property taxes if the buyer wishes to take advantage of the program. Annual property taxes are approximately \$6,824. The deeds for the property are recorded in Book 28, Page 326, and Book 100, Pages 605–606, of the Ryegate, Vermont Land Records.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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  
**Upper Valley Farmstead**  
91.1 Tax Acres  
Ryegate, Caledonia County, Vermont



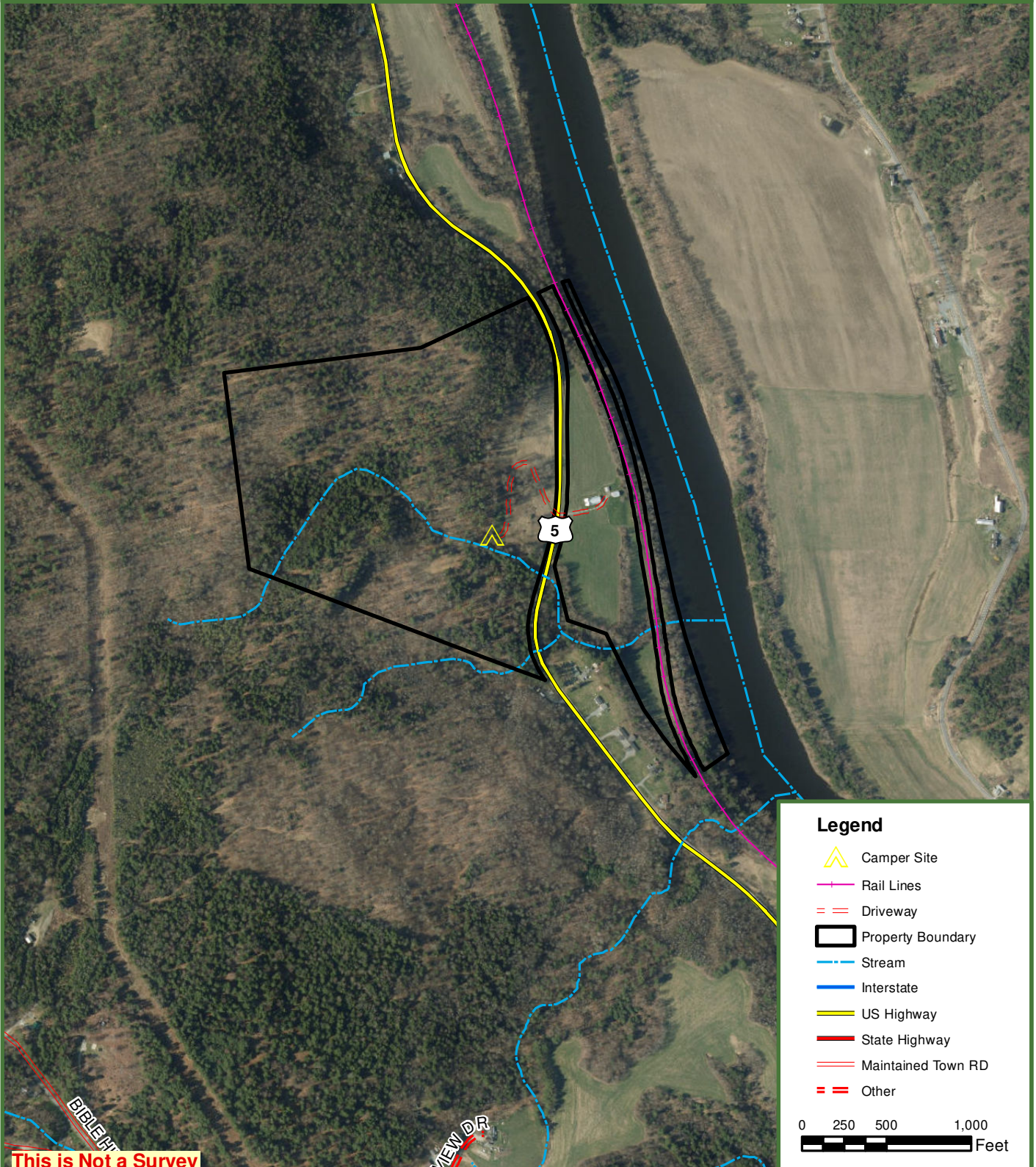




# Upper Valley Farmstead

91.1 Tax Acres

Ryegate, Caledonia County, Vermont



Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.

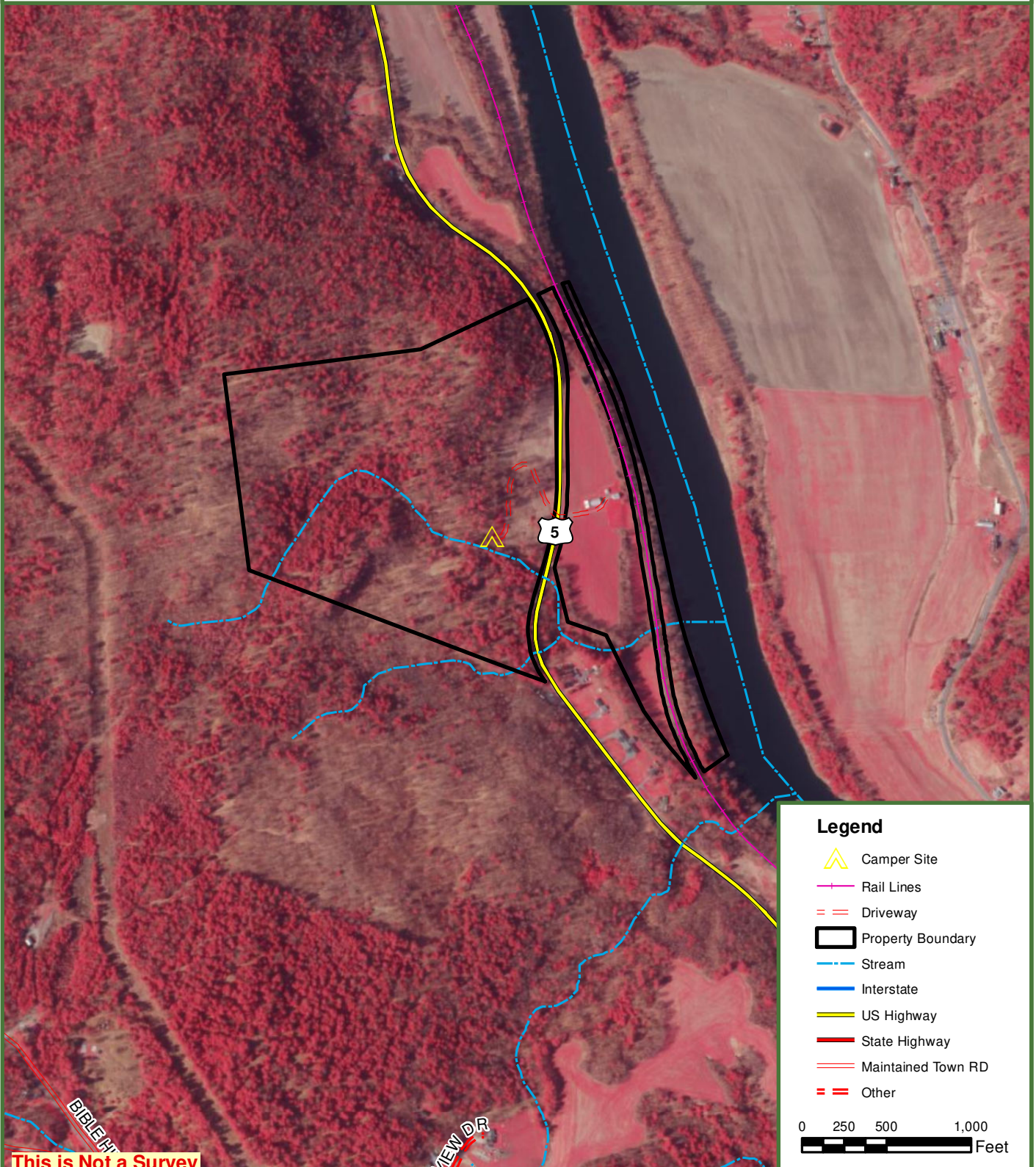




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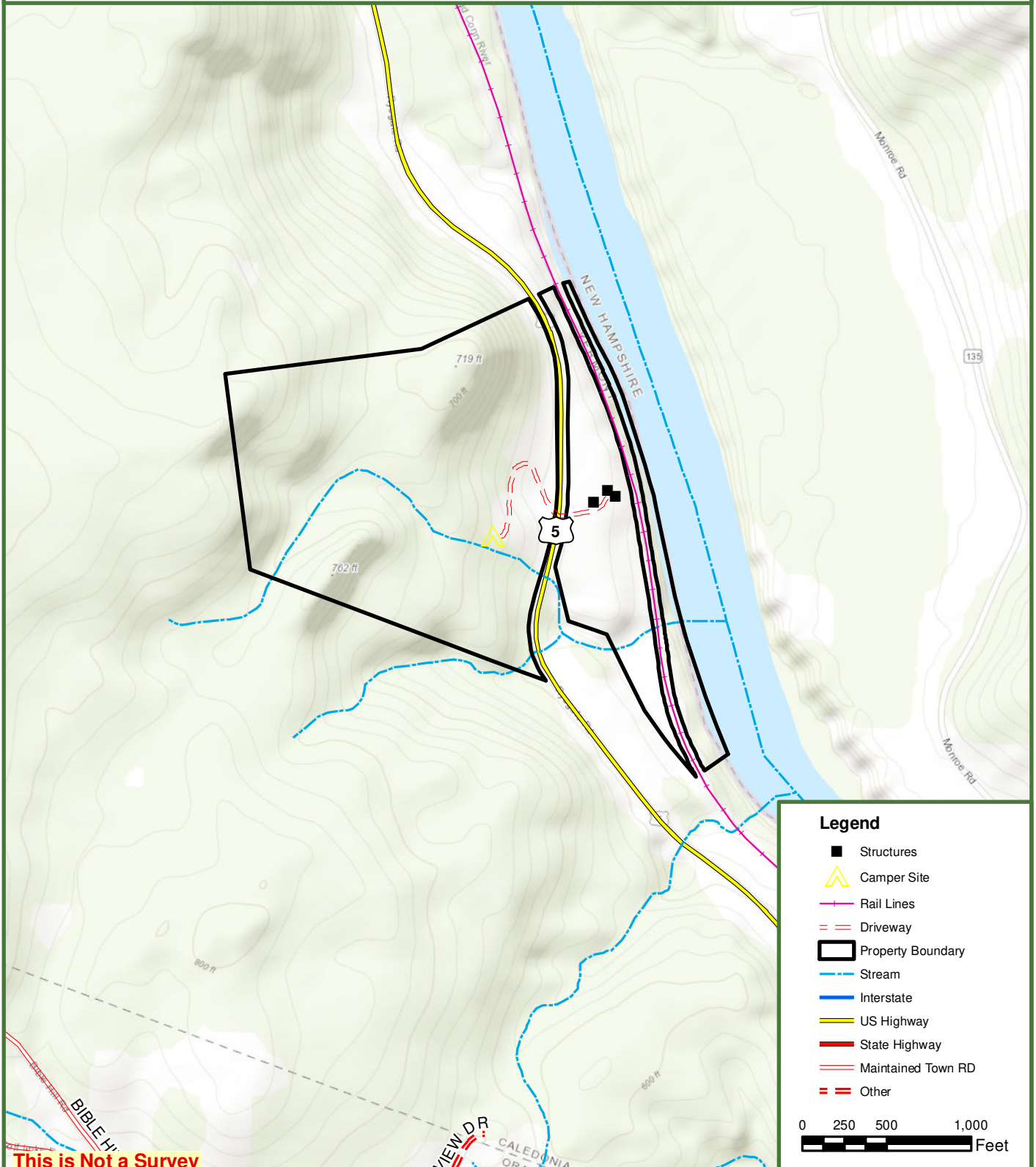




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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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

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

\_\_\_\_\_  
Date

Zachary Jaminet  
\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] Declined to sign

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

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm      Date

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

\_\_\_\_\_  
Date

[ ] Declined to sign