



Middlebury

Request for Proposals

Leasing Middlebury College Scholten Farm
1097 Weybridge Road
Weybridge, VT 05753

Overview

Middlebury College is soliciting proposals for an initial 5-year lease of the Scholten Farm. Our previous lessees used the farm along with some adjacent college-leased fields for certified-organic, grass-fed dairy; they have retired after several decades of caring for the land, buildings, and dairy herd. We are initially offering a five-year lease with options for renewal. The college intends to maintain ownership of the farm and to continue leasing to farmers who will implement organic practices. Because the college-run Knoll—a 5-acre educational garden using organic growing practices, and hosting an outdoor classroom, kitchen and serenity garden—lies adjacent to the Scholten Farm, we are committed to maintaining these lands in organic production.

The farm is enrolled in Current Use (UVA), and the college intends to continue that.

If interested in leasing the farm, please send us a proposal. The details of what to include are explained below. College staff and administration will choose the proposal that best aligns with the College's vision for use of the farm.

Middlebury College's vision for stewarding our lands is to support society and nature to help maintain vibrant, sustainable communities and landscapes. We envision a future where decisions take a long-range view to balance people, planet, place, and prudent financial management. College lands will continue to support the educational mission of Middlebury College, as well as human needs for beauty, outdoor recreation, connection to nature, healthy places to live, and food production.

Property Description

The farm is located at 1097 Weybridge Road, Weybridge, VT, where the house and barn sit on a slight rise south of the road.

Photos and maps are included at the end of this RFP document.

Infrastructure

The farmstead consists of one house, a dairy barn, an equipment barn, an equipment shed, and a manure lagoon.

House: 3-bedroom, 1-bathroom ranch-style house with 1,700 sq. ft. of living area and an unfinished concrete basement. 2-car attached garage.



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Barn: 61-cow tie-stall barn with attached feed shed, milkhouse, and a cheese room added around 2009. Bulk tank, wash equipment and gutter cleaner are still in place. (5,762 sq. ft.)

Equipment barn: Pole structure that has been used for equipment, hay, and loose housing of livestock. Closed to the north with a sliding barn door; 2/3 open to the south. (3,467 sq. ft.)

Equipment shed: Pole structure with dirt floor and open front. (2,160 sq. ft.)

Water supply: Middlebury Public Water System

Wastewater: On-site Septic System

Field Characteristics

The Scholten Farm proper includes approximately 130 acres of field. In addition to those fields, the lessee will have the ability to lease an additional adjacent acreage of fields to the south, with frontage and access on VT Route 125 as well as the access from the Scholten Farm. The additional field acreage is negotiable and could be as large as approximately 100 acres. The College's Knoll occurs in the midst of these adjacent fields.

The Trail Around Middlebury (TAM) exists along the edges of some fields, with its Weybridge Road Trailhead at the northwest corner of the farm.

Soils on the 130-acres of Scholten fields are predominantly Vergennes B. Small areas of Nellis B, Covington-Panton, and Livingston soils occupy portions of the fields.

These fields are divided by high-tensile fencing. Buried water lines lead to watering stations in each fenced pasture. Lines must be drained during winter.

The available adjacent fields are not fenced. Soils are a mosaic of Covington-Panton, Vergennes B, and Livingston.

Monthly Rental Fee – \$3,500, plus \$5,000 security deposit.

Open House/Farm

Inspections will be available Monday, December 22, 2025, 10a-1p.

Middlebury College's Vision for the Farm

- Keep this land in farming
- Manage the fields with organic practices
- Farmer lessees will live in the house that is on the farm



- On-farm educational opportunities will be available to the college students; for example
 - Class visits
 - Internships
- Selected farmer(s) and farming enterprise will endure through numerous rounds of 5-year leases

Requirements of Proposal

Please submit the following information by December 31:

1. A farm plan, including
 - a. Overview of the farming operation. Describe the farm enterprise you would develop.
 - b. Farm business plan. Provide a business plan, including
 - i. A three-year income and expense projection of your proposed business.
 - ii. Proof that you can afford the farm lease payments. This should include a cash-flow projection and a farm-business balance sheet.
 - c. Personnel and staffing requirements for the farm.
 - d. List and description of any immediate, near-term, and long-term changes you would want to make to the farm. Include in your business plan how you would pay for the changes.
 - e. Amount of acreage of adjacent fields to the south that you would want to use in your operation. Tell if this acreage is essential to the viability and sustainability of the enterprise, or if it is desirable to use but you feel it is not essential to the enterprise's success.
 - f. Description of your qualifications and training history that indicate you can succeed in operationalizing your farming business plan.
 - g. Description of marketing plan and strategy. How and where would you sell your products?
 - h. Overview of your vision for the educational relationship with the college.
 - i. Who would live in the farmhouse?
 - j. Any other information that you think is important.
2. References. Provide names and contact information for one business and one personal reference.



3. Date you would be able to begin farming at the Scholten Farm or preparing the farm for your operation.

Selection Process

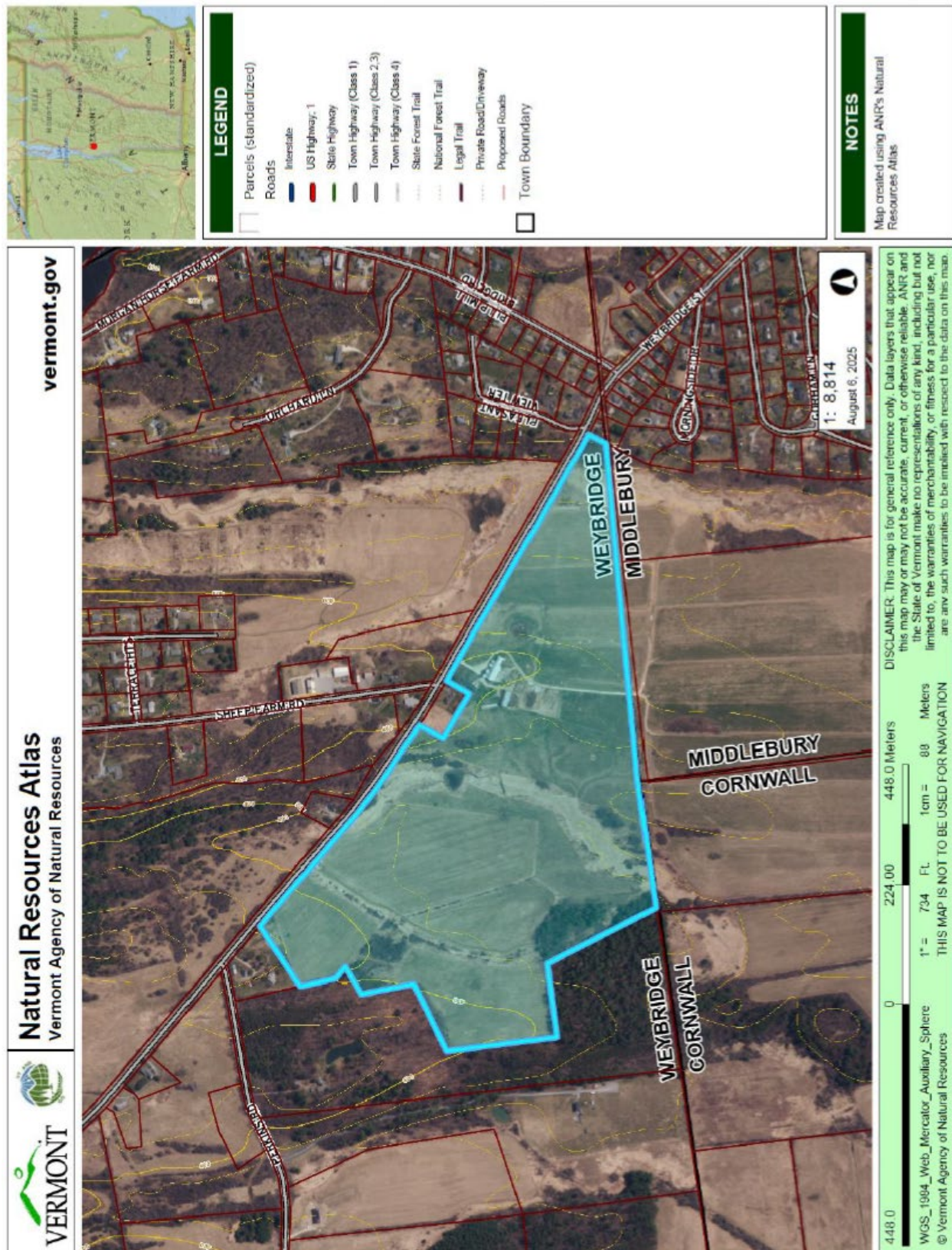
Middlebury College will select a proposal from a farmer who best fits the following criteria:

- **Farm Enterprise:** The farm business described in the proposal is: (a) well suited to the size, soils, and configuration of the farm; (b) well adapted to local markets for farm products and would complement the local farm economy; (c) likely to result in long-term agricultural leasing of the farmland; and (d) a farm business that is likely to be financially sustainable.
- **Experience in Farming:** Degree to which your experience and training indicate successful long-term operation of the farm enterprise.
- **Educational integration with the college:** Degree to which your experience, training, and passion indicate a fruitful educational relationship would develop.

Please send your proposal materials to Matt Curran, Director of Business Services, Middlebury College, 422 South Main Street, Middlebury VT 05753; or via email business-services@middlebury.edu.

Questions?

If you have questions, please email *both* Marc Lapin, College Lands Conservationist, lapin@middlebury.edu and Matt Curran, Director of Business Services business-services@middlebury.edu.





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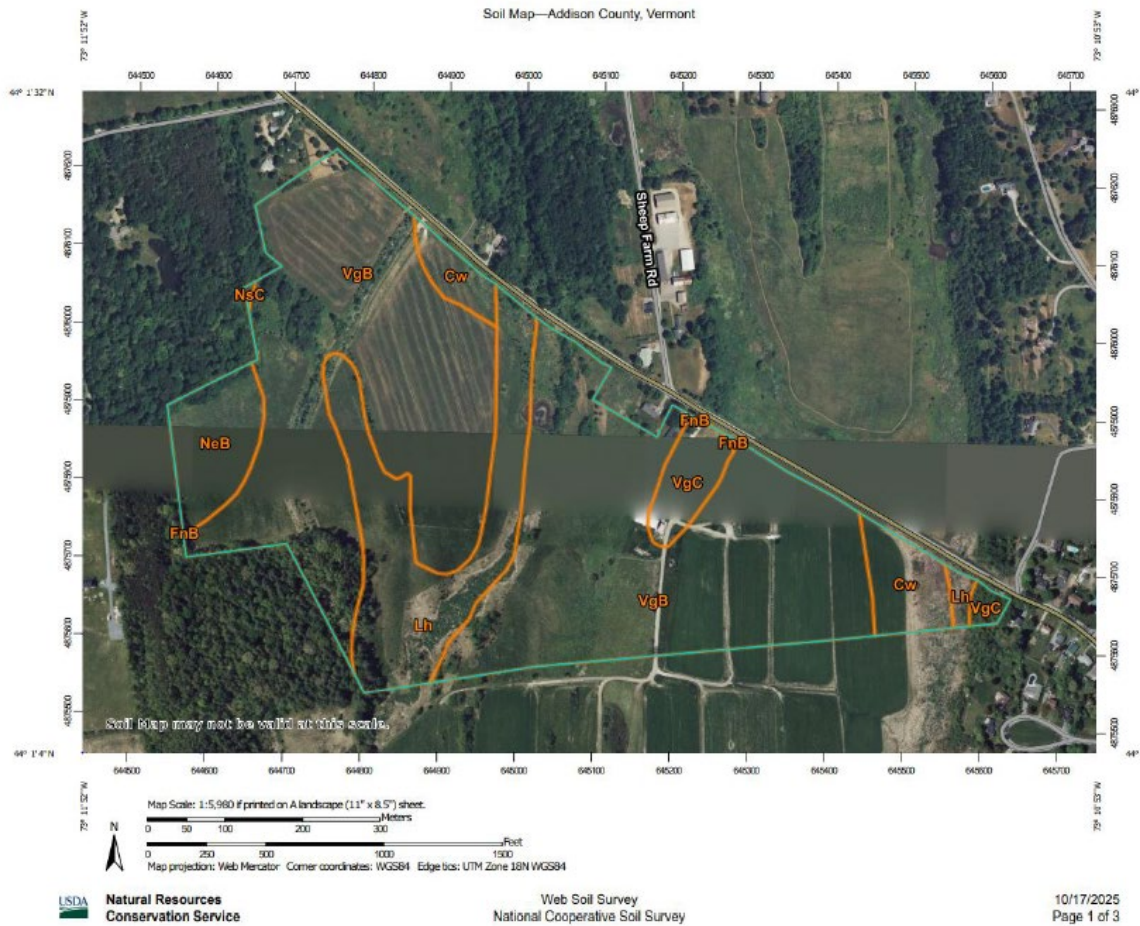




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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cw	Covington and Pantou silty clays	4.6	5.1%
FnB	Farmington-Nellis complex, 5 to 12 percent slopes, rocky	0.1	0.1%
Lh	Livingston clay	13.3	14.8%
NeB	Nellis loam, 3 to 8 percent slopes	4.4	4.9%
NsC	Nellis loam, 3 to 15 percent slopes, extremely stony	0.1	0.1%
VgB	Vergennes clay, 2 to 6 percent slopes	64.2	71.7%
VgC	Vergennes clay, 6 to 12 percent slopes	2.9	3.3%
Totals for Area of Interest		89.6	100.0%

Soil Map, Boundaries are approximate

