



**Stone Farm
2616 Shadow Lake Road
Glover, VT**

**Request for Proposals
Deadline: February 15, 2026**

Overview

The Vermont Land Trust (VLT) is selling the Stone Farm in Glover, Vermont through its Farmland Access Program. This program is designed to help farmers buy farmland at a more affordable price.

If you are interested in buying the farm, please submit a proposal as outlined below. This is a competitive process; VLT and an external advisory committee will select the proposal that meets the criteria to achieve the best outcome for the farm.

Property Description

The property is located at 2616 Shadow Lake Road in Glover, Vermont. It includes a house and farm infrastructure. The farm was owned by Arland Stone until he passed away in 2024. VLT purchased the farm in late 2025 to help facilitate more affordable access to the property.

The total property is 196 acres. Of those 196 acres, ~31 acres are open land with prime or statewide agricultural soils, according to the USDA-NRCS classification for Vermont farm soils, and ~130 acres are managed forest with 30 acres of productive sugarbush. The open land on the property is Buckland Loam, with 8 to 15 percent slopes. The forestland is also mostly Buckland Loam but with some Wonsqueak and Pondicherry Muck.

The farm has the following infrastructure:

- Cape style farmhouse c. 1830, with 1,320 square feet of living area, with an attached 432 square foot shed
- Three-bay, three-sided storage shed with dirt floor
- Small 10' x 10' shed on a cement pad
- 36' x 82' two-story barn, with cattle tie stalls on the ground floor and overhead hay storage. The stall area has a gutter cleaner that dumps into a new 40' x 50' coverall building with poured concrete pit that is used for manure storage.

- The barn also has a small enclosed heated office with a half-bath. The building is in generally good condition.
- Mobile home site with septic and well, and two small sheds that are in fair condition
- Dug pond

The property is enrolled in current use. In 2025, the taxes on the property were \$4,916.57.

Purchase Price of the Farm

The current appraised value of the farm is \$410,000. This price reflects the appraised value of the land under a conservation easement. The buyer will need financing for this amount and must be ready to buy the farm by August 30, 2026.

Equipment

The price of the farm does not include equipment or supplies.

Conservation Easement

The farm was conserved with VLT in 2011. This means that a legal document, called a conservation easement, will always protect the land from non-farm development. Uses of the land are limited to agriculture, forestry, and non-commercial recreation.

The easement designates a 3-acre farmstead complex where housing and farm structures are located. The easement permits the existing single-family residence, which may be converted to a duplex, and allows for one additional farm labor house limited to 2,500 square feet, which also may be converted to a duplex.

Agricultural structures can be constructed within the farmstead complex without approval from VLT or elsewhere on the property with prior approval from VLT. An enclosed seasonal camp of 800 square feet or less may be constructed with prior approval. There is a 7.5-acre Eastern Cedar Swamp Special Treatment Area in which no agricultural use is permitted and logging is limited. The easement ensures permanent public access on trails in two locations on the property.

The conservation easement includes an “Option to Purchase at Agricultural Value.” This means that VLT holds the option to buy the farm at its agricultural value if the buyer (or a future owner) tries to sell the farm to a non-farmer. This legal instrument ensures that farms conserved by VLT remain working farms.

We encourage serious applicants to look at the conservation easement and easement map, and reach out with questions.

Open Houses

VLT will hold two open houses:

- Saturday, January 10, 2026 from 9am to 11am
- Wednesday, January 14, 2026 from 2pm to 4pm

Please RSVP by Wednesday January 7 to Maggie Donin at maggie@vlt.org or (802) 461-6102.

Please note that Perron Hill Road is not passable.

Additional materials available by request

- Appraisal
- Workbook for cash flow and balance sheet
- Resources for completing a business plan can be found at <https://vhcb.org/resources>

Selection Criteria

VLT will select a proposal from a buyer who best fits the following criteria:

- Price: (a) willingness to pay asking price; (b) ability to get financing (formal financing approval is not necessary to submit a proposal); and (c) ability to buy the farm by August 30, 2026.
- 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 will contribute to the local farm economy; (c) likely to result in long-term commercial use of the farmland; and (d) a commercial farm business that will be financially sustainable.
- Farming Experience: Farming experience and training related to the proposed farm business.
- Food & Fiber: Priority will be given to proposals where food or fiber for human use is produced.
- Community engagement: Applicant demonstrates support for public access on the property via two existing trails designated on the Conservation Easement map.

Demand for farmland in Vermont is high, and VLT often receives several good proposals. Reaching a final decision involves several steps. The review and selection team consists of VLT staff and an external advisory committee. After the team identifies the proposals that best meet the selection criteria, they will conduct phone or in-person interviews and reference checks. They will then select a final proposal. Candidates who are not chosen will be notified.

Proposal Requirements

Please submit the following information by February 15, 2026:

1. Any conditions on a purchase (this information will not be binding). Describe how much you are willing to pay and under what terms, the date you will be able to buy the farm, and what conditions you might place on your offer (e.g., the sale of your home, financing, etc.). The farm is being sold as-is.
2. A farm business plan, including the following:
 - (a) An overview of the near- and long-term use of the land. Let us know about any changes you want to make to the farm and how you would pay for these changes (include proof of ability to pay).
 - (b) Training and qualifications that show you can succeed at your business plan.
 - (c) Farm product and marketing: Describe 1) how and where you will sell your products; and 2) the opportunities and challenges you see in marketing them.
 - (d) Proof that you can afford the farm. This should include a cash-flow projection; a farm-business balance sheet and/or statement of your assets/net worth; or other materials that show you have the resources to buy the farm.
 - (e) A three-year income and expense projection of your proposed business.
 - (f) Any other information that you think is important. This may include a SWOT analysis, or press regarding past farm operations.
3. Two or three personal or professional references that the Vermont Land Trust may contact.

Proposal Submission

Please send your proposal and related materials to maggie@vlt.org or Maggie Donin, Vermont Land Trust, 8 Bailey Ave., Montpelier, VT 05602.

- To request additional materials, contact Maggie at (802) 461-6102 or maggie@vlt.org.
- For questions about the conservation easement on the property, contact Kerry O'Brien, Project Director, at (802) 535-6502 or kerry@vlt.org.
- If you have other questions about the farm or application process, or if you can't make the deadline but are interested in the farm, contact Maggie and we will keep you informed of the progress of the farm sale.

We look forward to hearing from you.

Maggie Donin
Farmland Access Program Director
Vermont Land Trust