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## Lewis Family Farm | Essex, New York | \$8,000,000



### Executive Summary

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The Lewis Family Farm is an exceptional organic farm raising grass-fed beef in New York's North Country. The property spans 1,117± acres, 850± of which are in pasture. The backdrop for the farm could not be any more picturesque, with Lake Champlain to the east and the 46 highest peaks of the Adirondack Mountains ("the 46-ers") to the west.

The farm's operating strategy quite literally encompasses everything from the ground up, beginning with the soil. Drain tile has been installed under all 850± acres of pasture to eliminate runoff and soil compaction, the result is nutrient rich, resilient sod with root systems running several feet deep. In turn, this creates the foundation for the rotational grazing program. The accompanying improvements match the quality of the land and everything from the fencing to the barns to the six homes has been thoughtfully designed and well executed. It could easily support an operation much larger in size.

The property's abundant appeal extends well beyond agriculture. The charming lakeside town of Essex can be reached in under ten minutes and the two northeastern landmarks on the farm's doorstep – Lake Champlain and the iconic Adirondack Mountains – provide year-round outdoor recreation. The Lewis Family Farm is a rare opportunity to step into a first-rate organic, grass-fed cattle operation on a pristine farm in a highly scenic and desirable area.





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## Just The Facts

- 1,117± acres
- 850± acres of pasture land
- USDA certified grass-fed and NOFA-NY Certified Organic
- Fully fenced and cross-fenced, designed for intensive grazing
- Drain tile installed under all pastures and barns
- Extensive agricultural infrastructure, including ample hay and equipment storage
- Fully heated, multi-bay farm shop with farm office and upstairs apartment
- On-site, farm-use quarry
- Four houses, including a 19th century main farmhouse (five bedrooms, 3,400± square feet)
- Two additional, partially finished homes
- Exceptional recreation nearby on Lake Champlain and in Adirondack Park
- Under ten minutes to Essex, New York
- One hour to Burlington, Vermont and Burlington International Airport via the Lake Champlain ferry
- Four-and-a-half hours to New York City and two hours to Montreal
- Excellent potential for a family compound
- Adjacent to the 3,700± acre Split Rock Wild Forest (part of the Adirondack Forest Preserve)
- Not under conservation easement



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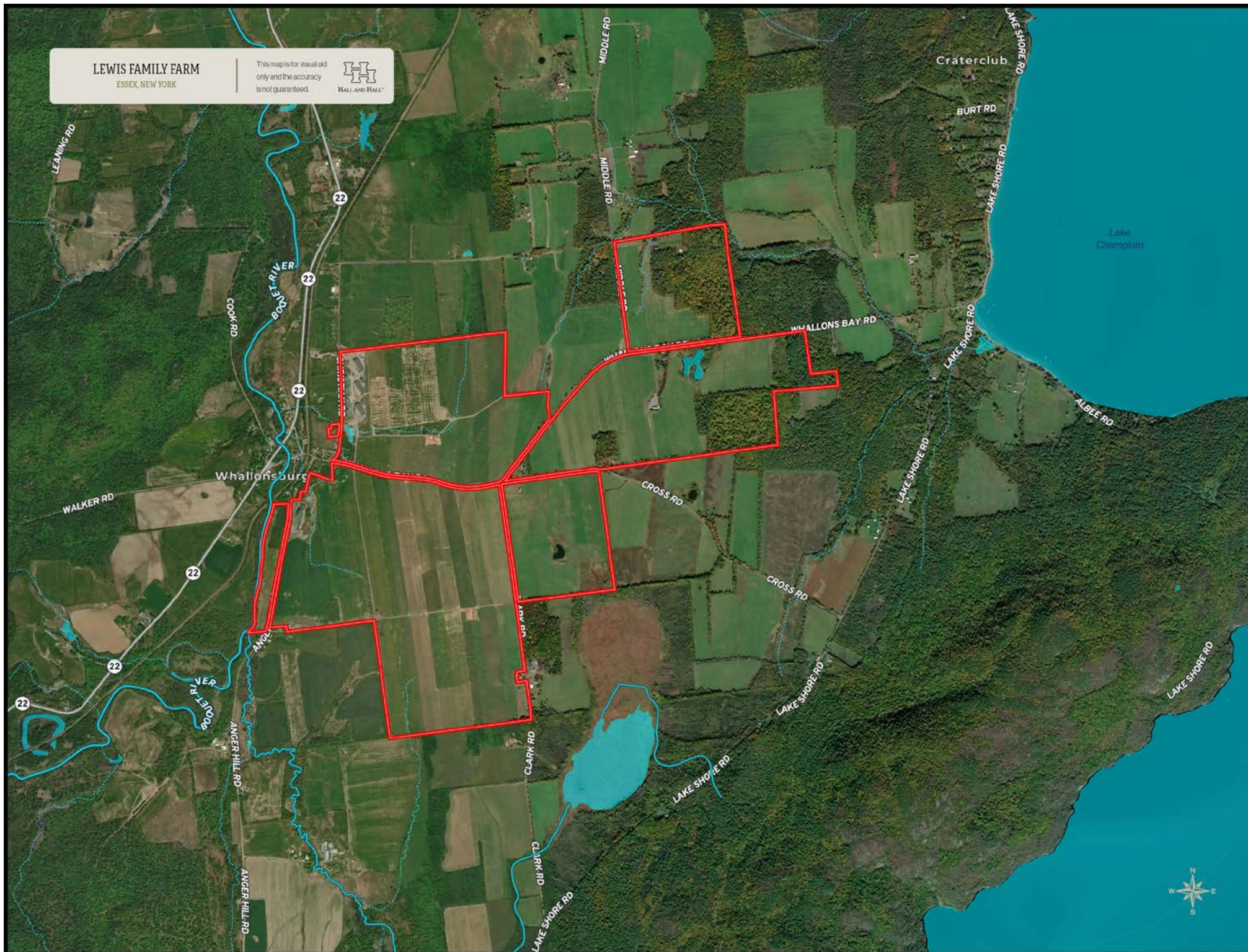
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ESSEX, NEW YORK

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