



## Hurricane Flats Farm

975 South Windsor Street

South Royalton, Vermont 05068

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Successful 37 acre vegetable, popcorn, and hay farm for sale. On the banks of the White River in South Royalton Vermont. 1780 farm house with attached 3-bedroom apartment (providing rental income of up to \$2,000/month – also with a history of airbnb income). Two-bedroom employee housing unit on site. Large barn. All buildings and fields in excellent condition. \$794,600 (\$687,000 real estate; \$107,600 equipment and tools)

### Farm financials:

2020 gross income	\$142,687
2020 EBDT*	\$82,445

\* Earnings before depreciation and taxes