

# Butterworks Farm LLC/Lazor Farm LLC

**167 acres • \$760,000**

**Property Owner:** Farmer or farm family

**Contact Name:** Christine Lazor

**Property Location:** 421 Trumpass Rd Westfield, Vermont

[View Location on Google Maps](#) • [View Soil Info on VT Natural Resources Atlas](#) • [View Atlas Tutorial](#)

## **THE LAND**

Total number of acres available with this property: 167.0

Total acres available for agriculture: 100.0

Acres of forested land: 67.0

Acres of cropland or tillable land: 30.0

Acres of pasture: 100.0

Other open and/or non-farmable land: 30 of the 100 now pastured is flat, tillable and has been hayed in past years

Quality of land: Organically managed soils (types include Dixfield and Peru fine sandy loam) have received annual applications of compost and various mineral amendments over the last 40 years.

## **FARM INFORMATION**

Water sources present: Available

Water sources details: Two artesian wells and two springs

Barns and sheds: Available

Farmer housing: Available

Farmer housing details: Real estate sale includes 2 homes (3 BR, 1 BA and 3 BR, 1 ½ BA), a small orchard, and flexible garden areas including blueberries, raspberries and blackberries.

Equipment and machinery: Available

Equipment and machinery details: All farm and processing equipment is included in separate dairy business sale (vat pasteurizers, cheese vat, bottle filler, cup filler, cream separator, COP and CIP wash systems, 4 electric pumps, stainless-steel piping, 2 bulk tanks, tractors, manure spreaders, and haying equipment). Grass-fed organic dairy herd is included in dairy business.

Farm infrastructure details: Real estate sale includes all farm buildings and infrastructure: 39 cow tie-stall with pipeline milking system in post and beam structure

(1982); 60x120' hoop barn for loose housing; 2 storage sheds for bales and equipment; fencing, lanes, pasture waterlines; fed & state inspected dairy/food processing facility; three story post and beam granary

### **TENURE ARRANGEMENT**

Tenure arrangement: Property for sale

Sale price: \$760,000

### **ADDITIONAL INFORMATION**

Butterworks Farm is one of the United States' founding organic dairies operating on 167 acres VLT conserved land in Westfield, Vermont. Family owned and operated since 1976, Butterworks is well known for creating and delivering high quality artisan dairy through sustainable agriculture. Products include cream-top and nonfat plain yogurts as well as cultured buttermilk, maple sweetened yogurts and kefir. Markets include many Vermont stores and four distributors serving most of the Northeast since the 1980s. Products are currently produced in an on-farm production facility.

Real estate and dairy business are for sale as two separate entities.

Sale price of real estate (167 acres, 2 homes, and all farm and production buildings) is \$760,000

Sale price of dairy business is \$830,000 (includes dairy herd, the brand, all farm equipment and processing equipment). If dairy business is purchased independently from real estate, a lease agreement will be required to operate at current location.

Herd information: Grass-fed organic dairy herd (40 milking, 30 youngstock). This is a closed herd of Jersey cows nurtured and organically managed for over 40 years, bred to A2-A2 since 2003 and 100% grass-fed since 2016. DHIA records kept for the 30+ years.

Sale could include lease or purchase of additional 100+ acres of hay land.

Please contact Christine

[cmlazor@butterworksfarm.com](mailto:cmlazor@butterworksfarm.com)