

Monsalvat Farm®

Barnard, Vermont

\$25,000,000



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Monsalvat Farm®

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Monsalvat Farm®



Set on 400+/- acres in Barnard, Vermont, *Monsalvat Farm* is a legacy estate where rolling pastures, stone walls, forests, and mountain views reflect the state's timeless character. Settled in 1793, the land carries generations of stewardship, now elevated by one of the finest residences in the country—an architectural masterpiece complemented by historic and companion structures that are carefully integrated into the landscape with grace and permanence.

The Approach



The approach to *Monsalvat Farm* begins quietly, as the town road narrows to a single gravel lane and ends at a discreet gate—an understated threshold that marks the beginning of the property.

Just beyond the gate, the drive crosses a bridge built to highway specifications, designed not only for strength but also for beauty. Its stone posts and handsome wooden rails make it seem as though it has always belonged to the landscape. The bridge takes you across a large pond, its waters clear with the mountain spring water that feeds it.

On either side, meadows embrace the shoreline: a charming cottage called *Gilbert's Cottage* stands off the south end while a graceful gazebo extends out over the water on the north side.

Beneath the bridge, the pond flows into a stone spillway, with water cascading into the pools below and filling the air with the soothing sound of water over rock.

As a gateway to the estate, this passage is transformative. With the sound of water and the view of the fields and pond, there is a sense of arrival, where beauty surrounds and the rest of the world quietly disappears behind.



"Gilbert's Cottage"



Gilbert's Cottage is a timeless retreat, blending traditional craftsmanship with natural beauty. Its walls of stone, cedar-shingled roof, and graceful rooflines evoke permanence and charm, while large windows and dormers bring light into the interior.

Surrounded by lush gardens, mature trees, and a reflective pond at its entry, the setting feels private and picturesque, as though it has always belonged to the landscape. Every angle reveals thoughtful details—arched eaves, stone chimneys, and garden-framed terraces that together create an enduring sense of grace and invitation.

Cottage Interior



The interior is warm and inviting, defined by soaring timber-framed ceilings, finely crafted woodwork, and an open, airy layout filled with natural light. A splendid stone fireplace anchors the great room, paired with a rustic antler chandelier and comfortable seating making it a perfect place to gather, relax and unwind.



Expansive windows frame sweeping views of the hills and meadows, while French doors and built-in bookcases add refinement and function. The vaulted ceiling and staircase showcase artisan detailing, while a screened porch extends the living space outside and into the landscape.



Two beautifully appointed bedrooms, each with a private ensuite bathroom, provide comfort and privacy for both owners and guests. The first-floor bedroom is bright and inviting, framed by generous windows that bring in natural light and garden views, while the second level suite feels more secluded, with timbered ceilings and a balcony view over the living room to the mountains beyond.



The bathrooms are designed with timeless simplicity, combining natural wood paneling and marble finishes with classic fixtures that echo the home's refined craftsmanship. A powder room next to the front entry with a stenciled tree on its wooden walls, adds convenience for guests, ensuring every space blends elegance with ease of living.



The kitchen is both functional and tastefully crafted, featuring custom cabinetry with glass-front doors, rich wood finishes, and soapstone counters that balance warmth with durability. A farmhouse sink centers the space beneath a bright window, while professional-grade appliances and thoughtful storage make it ideal for both everyday living and entertaining. Intimate in scale yet refined in detail, the design reflects the same timeless craftsmanship found throughout the cottage.



"The Gazebo"



The Gazebo is a graceful retreat built out over the pond, blending rustic charm with refined design. Its timber-framed structure and vaulted ceiling open to screened walls, offering panoramic views of the water and surrounding hillsides.

A stone fireplace anchors the space, creating a cozy atmosphere year-round, while thoughtful details like a powder room and shower lend both comfort and function. From the side entrance, the stone pathway continues gracefully down into the water, reinforcing the seamless connection between architecture and landscape.



Perfect for every season, the gazebo serves as an idyllic gathering place—whether for summer swims accessed directly from the screen porch, evening socials by the fire, or winter days spent skating and playing pond hockey before warming up inside. Equal parts retreat and entertainment space, it offers both tranquility and a place to relax unlike any other.



"The Barn" & "The Stable"



The heart of the equestrian complex is the historic post-and-beam barn, built generations ago by the Lewis family. Retaining its authentic character, the barn has been thoughtfully adapted for modern use, with a farm manager's office on the south end and a well-appointed tack room on the north.



The Stable extends beyond the tack room, with four stalls along the west side, each opening directly to fenced paddocks, and an additional stall with wash area on the east side. Large sliding doors access the central bay and frame pastoral beauty across the fields to the mountains beyond.



West and north of the barn, four-rail split-rail fencing, run-in sheds, and open paddocks create a welcoming and secure environment for horses and livestock. A three-bay equipment building sits to the east of the complex, providing space for vehicles and machinery. A chicken coop *off* the north end rounds out the farmstead's working character.

Altogether, the design preserves the integrity of its historic origins while supporting a refined, well-managed equestrian lifestyle.

"The Sanctuary"

As you will see, every space within the main residence called *The Sanctuary* reflects extraordinary qualities: an uncompromising choice of materials, craftsmanship and design that balances durability with elegance. It is quietly world-class, yet at home in its landscape. More than a residence, *The Sanctuary* is an integrated work of art—conceived to endure for centuries, its permanence matched by its beauty and intimacy.

The Archway



The approach to *The Sanctuary* is a journey designed to heighten both privacy and anticipation. A winding drive leads through a forested landscape where tall maples and younger hemlocks shelter the lane in dappled light.



The residence itself remains hidden, cloaked by the woodland, until the path narrows and draws you toward a commanding archway. Built with blocks of granite and hand-laid stone, softened by vines and plantings, the archway feels timeless and protective, its scale both intimate and monumental.



Only by passing beneath the archway is *The Sanctuary* revealed, its courtyard unfolding in stone and cobblestone, framed by the residence on one side and forested hillside on the other. An overhead walkway spans the arch, extending from *The Sanctuary* to the hillside beyond-an architectural bridge that both unites and conceals.



The archway acts as gateway and guardian, separating the private world within from the outside landscape, ensuring the home remains unseen until the final moment of arrival.

The Exterior



Designed by architect Ralph L. Duesing of Dallas, Texas, *The Sanctuary* is an architectural masterpiece. A decade in the making and completed in 2009, it was crafted of granite quarried in New Hampshire, cut on site, and paired with extra- thick Vermont slate in a rich purple-grey hue for the roof and dormer siding.



Massive stone buttresses reinforce the structure, giving it both strength and a sense of timelessness, as though it has always been here hidden in the forest. Every material was chosen for permanence, from the granite walls to the courtyard paved with cobblestones reclaimed from the streets of Boston, infusing the setting with history and character.



The result is a residence that feels as if it has stood forever, aging gracefully alongside the forest, rooted in the land yet elevated in design. The cobblestone courtyard, enclosed by soaring walls and ivy- draped stonework, evokes old-world permanence, while the slate roofs, arched entries, and masterful stone masonry recall the tradition of European estates.



Together, these elements create a dwelling that is both formidable and inviting-a true sanctuary, reflecting a rare harmony of architecture and nature, built to inspire for generations.

The Front Entry



Concealed beneath the stone archway, the front entrance is reached by ascending a flight of granite steps bordered by hand- forged iron railings, their craftsmanship engraved with the name *Monsalvat Farm*.

The doorway itself is a testament to permanence and artistry: a massive, custom-made arched door, paneled and weighty, its depth and presence immediately felt. A bespoke latch of hand-forged iron and bronze adds both function and beauty, while its inset wavy glass panes, suggest a history dating back to long ago.



The effect is deliberate and profound-an entrance that feels as though it has always been here, quietly waiting, rooted in the stone, and perfectly in keeping with the timeless presence of *The Sanctuary* itself.



The Cathedral Great Room



At the heart of *The Sanctuary* is its most commanding space: a soaring twelve-sided cathedral great room. The craftsmanship is extraordinary-massive wood beams converge at the peak into a colossal central post, secured with thick iron rods. Anchoring the space is a monumental granite and split-stone fireplace that rises floor to ceiling, its scale both grounded and dramatic.



Soft light pours in from a wall of west-facing windows, framed by elegant full-length curtains and sheers that hang open to reveal the view through the treetop canopy to the distant hills beyond.



Above, a hand-forged wrought-iron chandelier, immense in scale and medieval in character, hangs proudly from the massive center post, casting a glow that balances intimacy with grandeur. Its presence is echoed by hand-forged wall sconces and fixtures, which extend the same artistry across the room and gently thread light into the architecture.

White oak floors, planed by hand, run beneath, their natural grain lending warmth and refinement. Together, the choice of stone, timber, glass, iron and lighting form a perfect alchemy-an interior cathedral-like in scale, yet magically warm, elegant, and comfortable by day, night and season

The Balcony Library



The second-floor balcony library wraps gracefully around the eastern half of the cathedral great room, creating both intimacy and connection to the soaring space below. Custom-built bookcases line the walls, their warm wood framing collections of books, sculptures, and curiosities, while small windows offer glimpses outward and a view of the stone archway.

From this vantage, the details of the hand-forged chandelier and massive center post can be admired up close, reinforcing the craftsmanship that defines *The Sanctuary*.

The open railings provide a sweeping overlook onto the great room and its fireplace as well as into the dining room situated between the kitchen and great room, allowing the spaces to flow together while maintaining distinct character. Tucked discreetly among the shelves, a hidden passage leads to a private second-floor office.



The Office, with custom built-ins and bathroom can also be accessed via stairs in the front entry hall. Opposite the office is an exterior door which leads to the outdoor promenade over the stone archway. Even though photos of the office are not shown here, the office is finished to the same exacting standards as the rest of *The Sanctuary*.

The Dining Room



The dining room is another remarkable space defined by its soaring cathedral ceiling and grand sense of scale. Floor-to-ceiling windows flood the room with natural light while framing views of the surrounding forest. At its center hangs an extraordinary custom wrought-iron chandelier fashioned as an upside-down tree-roots stretching skyward, branches spreading below, and nests cradling soft points of light.

Along the side wall, a tall granite fireplace anchors the room, flanked by dramatic sconces designed to resemble oversized nests, their warm glow enhancing the organic theme of the space. Underfoot, the floor is laid with large tiles of imported French stone, their subtle variations lending depth and timelessness to the room's design.



On the west side, tall French doors lead to a granite-block patio, bordered by a custom metal railing inlaid with colored glass and illuminated by iron sconces, with half the space sheltered beneath a protective glass roof. Matching French doors from the cathedral great room open onto the same terrace, creating a natural extension of the interior and a perfect place to enjoy the surrounding forest and the glow of the setting sun.





Together, these elements create a dining room that is as much a work of art as it is a place for gathering, balancing craftsmanship and creativity with enduring design and materials.

The Kitchen



The kitchen sits at the heart of The Sanctuary, connected to both the dining room and the cathedral great room with open passages that encourage flow and conversation between spaces.

Custom cabinetry lines the walls, thoughtfully designed with specialized storage solutions that maximize every inch of utility while maintaining a refined, timeless appearance.

The space is anchored by high-end stainless appliances, including a professional-grade Viking range, set beneath a striking custom hood with convenient built-in shelving.

White oak floors extend throughout, tying the kitchen to the rest of the residence with warmth and continuity. Natural light filters through the window above the farmhouse-style sink, balancing elegance with practicality and making the kitchen as inviting as it is functional.

The Wine Cellar Tasting Room



Directly beneath the cathedral great room, is the wine cellar and tasting room, its circular center aligning perfectly with the center of the cathedral above. The space is intimate and secluded with a domed ceiling of its own, coated with plaster and accessed through a pair of heavy custom-built iron arched doors detailed with circular glass insets. Benches capped in granite line the perimeter. Built-in niches for bottles intersect the walls, their iron grills lending both artistry and utility.

A small fireplace flickers on one side, adding warmth and glow, while a tucked-away nook with a sink and mini fridge provides modern convenience without breaking the old-world charm. The room invites slow enjoyment—whether for a private tasting or quiet contemplation beneath the weight of stone and plaster.

The Bedroom Suite



The bedroom suite is conceived as a chamber of comfort and craftsmanship, with a barrel-vaulted ceiling that lends both height and grace to the room. The bed rests within a custom recessed headboard nook flanked by built-in shelving and reading lamps, blending intimacy with utility. On either side, tall windows frame contrasting vistas—eastward, a view into the stone courtyard, and westward, filtered light through the forest canopy to distant ridgelines. Fine wood paneling and tailored millwork give the suite a warm, grounded character, while thoughtful lighting enhances its atmosphere of refinement.



The suite has two bathrooms on either end. To the east is a bath with shower and custom built-ins, convenient and elegantly detailed. To the west, the more dramatic bath is centered on a freestanding metal-clad soaking tub set before a tall window, and an elevated granite fireplace that anchors the space in rugged refinement.



Beyond this bathroom is a room-sized walk-in closet fitted with wall-to-wall custom cabinetry, built-in islands and drawers, offering storage on a grand scale. Together, the bedroom, baths, and dressing room create a sequence of spaces that balance practicality with luxury, craftsmanship with comfort.

The Guest Suite



The Guest Suite, with private entrance off the courtyard, is a refined retreat that is comfortable and elegant. Inside, the spacious room is anchored by a handsome granite fireplace. A large west-facing window brings in natural light and woodland views to distant hills, while a smaller window above the bed and additional windows flanking the fireplace ensure a bright yet sheltered atmosphere.



The room integrates sleeping and lounging, with space for a king-sized bed, sofa chairs, coffee bar and mini fridge. Paired with a full private bathroom, this suite offers a self-contained hideaway where guests can relax in quiet luxury while still being steps away from the heart of *The Sanctuary*.

"The Cabin"



Extending from the wine cellar, a vaulted hall conceived as an underground art gallery leads to *The Cabin*-a distinct structure designed as a music room. This space, with its tall windows, opens northwest with long-range views of the Green Mountains, offering both inspiration and serenity. Although photos of it are not being shown, it is stunning and consistent in design and quality with the rest of *The Sanctuary*



The Cabin can also be reached above ground through the round stone tower off the dining room porch, creating a sense of discovery whether approached from within or outside *The Sanctuary*

This interplay of spaces-wine below, art along the passage, and music within *The Cabin*-embodies the spirit of the estate as more than a residence. It is a retreat of culture and contemplation, where architecture, landscape, and craft come together to foster creativity, reflection and recreation in equal measure.

"The Folly"



The Folly rises like a whimsical sentinel in the woods east of the Sanctuary, a four-sided granite tower perched at the crest of a hill. Built of the same hand-cut stone as the main residence, it feels related to the architecture of the estate yet carries a lighter, more playful spirit. At its base, the tower shelters a fire ring, its tall stonework forming a chimney that sends smoke skyward. Higher up, evenly spaced square openings pierce each side of the structure, designed as nesting niches for birds, blending craftsmanship with the rhythms of nature.

As both a landmark and a gathering place, *The Folly* invites moments of wonder and delight. It is at once architectural sculpture and woodland refuge-where fire, stone, and forest converge.

Whether used for quiet reflection, as a meeting point on a woodland walk, or as a beacon glimpsed through the trees, it enriches the landscape with a sense of surprise and play.

"The Farmhouse"



Set apart from the heart of the estate, *The Farmhouse* offers a highly practical complement to the rest of *Monsalvat Farm*. Once an 1800's farmhouse, it now consists of four separate units, two upstairs and two downstairs, each with a bedroom, full bath, kitchen, and living room. The units are ideal for staff and extra guests.



The building and grounds are impeccably maintained. Perennial beds and gardens surround the house, while the screened porches present long-range westerly views. A detached garage adds storage and utility.

With its own separate driveway *off* the North Road, *The Farmhouse* feels entirely independent yet is connected to the rest of the farm via the farm's private trail network or by public roadway.

FAA-Registered Heliport

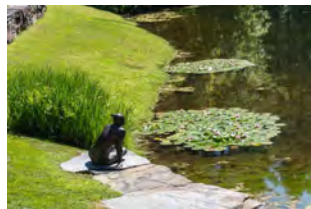


Below the farmhouse, set in an open field, is an FAA-registered heliport: 19VT-providing direct and effortless access to the estate from afar.

"The Lodge"



From *The Farmhouse*, a narrow drive lined with stone walls extends across fields down to a secluded pond bordered on the west by tall white pines. At its northern edge stands *The Lodge*, a rustic yet highly functional retreat with a bedroom, bathroom, kitchen, living room and loft. Glass doors and a deck overlook the water, while granite hitching posts, a carved stone trough, perennial beds, and apiaries add both character and utility to its serene and contemplative setting.



Other Utility Buildings



Monsalvat Farm is supported by a collection of well-planned outbuildings that enhance both its functionality and charm. *The Equipment Barn* provides essential storage for tractors and tools needed to maintain nearly 400 acres, while *The Sugar House* adds the authentic experience of tapping trees on the property and producing Vermont maple syrup.



In addition to the main *Barn* and *The Stable* discussed earlier, the property also includes *The Cattle Barn* on the edge of the back meadow. There are two detached garages, each with multiple bays, providing ample space for vehicles and recreational equipment.

Together, these structures honor the working heritage of the farm while making the stewardship of its land and resources both efficient and rewarding.

Special Invitation



Words, video and photos can only hint at the essence of *Monsalvat Farm*. To truly grasp its beauty, one must walk its land, step through its doors, trace your hand across stone and wood to feel its craftsmanship, witness the character of each place and space. Its magic can only be fully understood in person.

Monsalvat Farm is more than a residence; it is a way of life—an irreplaceable legacy estate built to endure for generations.

Distinguished by its vision, permanence, and rare balance of grandeur with intimacy, it stands among the finest properties in the country.

By special invitation, we welcome you to experience *Monsalvat Farm* for yourself. To RSVP, please call or email Christopher Lang (/contact- bravynia) for a private showing.

(802)-274-4048

chris@bravynia.com



Award For Architecture

In 2011, **Ralph L. Duesing Architect** received the **John Staub Award** for Residential Architecture by *The Institute of Classical Architecture & Art, Texas Chapter*. The award included a photo of the front of the residence with the following description.

The remote country houses and lodges of Lutyens and Maybeck served as inspiration for this Vermont residence. The residence conforms to the site by nestling onto a natural ledge in the forested hillside. Because of the siting, there are no overriding views of the house, and it forces one to move about to discover its parts. The twelve-sided timber-framed living space is the core of the interior plan. It pushes out the rear to views up and down the valley. Much of the project is built of local materials by local craftsmen and artisans.

Vermont Farm Residence



Monsalvat Farm Products

The Monsalvat Farm® Trademark

Several products are crafted on the estate and offered under the trademarked label ***Monsalvat Farm®***. These include pure maple syrup, award-winning honey, and artisanal hard cider - all sourced directly from the farm's own maple groves, apple orchards, honeybees, and wildflowers. *Monsalvat Farm* carries forward the promise of Vermont's land-based traditions and lifestyle.



Monsalvat Farm Deeds

The Farm is owned by Monsalvat Farm Holdings, LLC. It is comprised of 395.97+/- acres conveyed by three separate Warranty Deeds referenced and linked to below.

Herbert Hall McAdams, III and Letty McAdams to Monsalvat Farm Holdings, LLC Book 95 page 482 (</s/McAdams-to-Monsalvat-Deed.pdf>)

Lakeshore Farms, LLC to Monsalvat Farm Holdings, LLC Book 998 page 356 (</s/Lakeshore-Farms-to-Monsalvat-Deed.pdf>)

William E Leese and Maureen E. Leese to Monsalvat Farm Holdings, LLC Book 95 page 277 (</s/Leese-to-Monsalvat-Deed.pdf>)

Surveys and Maps

Below are links to the surveys and maps of the three abutting parcels referenced in the deeds above.

McAdams Survey (</s/Survey-Map-Parcel-05-0260-2922-Acres.pdf>) and Map (</s/Map-05-0260-with-topos-2922-Acres.pdf>)

Lakeshore Farms Survey (</s/Survey-Map-Parcel-05-0690-700-Acres.pdf>) and Map (</s/Map-05-0690-100-Acres-zz7f.pdf>)

Leese Survey (</s/Survey-Map-Parcel-05-07972-377-Acres.pdf>) and Map (</s/Map-05-07972-with-topos.pdf>)

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that **HERBERT HALL MCADAMS, III, and LETTY MCADAMS**, husband and wife, of Dallas, Dallas County, Texas (the "Grantors"), in consideration of Ten or More Dollars paid to the Grantors' full satisfaction by **MONSALVAT FARM HOLDINGS, LLC**, a Vermont limited liability company with a place of business in Palm Beach, Florida (the "Grantee"), by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **MONSALVAT FARM HOLDINGS, LLC**, and the Grantee's successors and assigns forever, certain land and premises in the Town of Barnard, Windsor County, Vermont, described as follows (the "Property"):

Being all and the same land and premises conveyed to Herbert Hall McAdams III and Letty McAdams by Warranty Deed of Barbara R. Francis, Susan M. Griffin, and Forrest W. Griffin, dated July 1, 1999, and recorded in Volume 68, Page 97 of the Town of Barnard Land Records.

The property consists of 292.2 acres, more or less, together with the buildings thereon standing, located at the end of Francis Road (Barnard Town Highway 15), and is further depicted on a Survey by Blake Thomsen, L.S., dated November, 1999, entitled, "The lands of Hall McAdams III and Letty McAdams," recorded in Map Book 4, Page 28 of the Town of Barnard Land Records.

Reference should be made to a certain Judgment issued by Windsor Superior Court in the matter of *Herbert Hall McAdams, III, and Letty McAdams v. Town of Barnard, Vermont*, dated June 16, 2008, and to be recorded in the Town of Barnard Land Records, which provides that "there are no public highways, roads, easements, rights-of-way or trail, on, over or across or encumbering in any way, the McAdams' land in the Town of Barnard."

Included in this deed are the following rights as set forth in the Warranty Deed to Herbert Hall McAdams III and Letty McAdams from Barbara R. Francis, Susan M. Griffin, and Forrest W. Griffin, dated July 1, 1999, and recorded in Volume 68, Page 97 of the Town of Barnard Land Records:

"This conveyance includes two sets of appurtenant spring and aqueduct rights located on the former Jackson Farm, land that was owned by Thomas N. and Minna deGiacomo. One of those springs and its associated aqueduct rights were granted to Lewis Brothers by Warranty Deed of Laurence H. Willis and Clara T. Willis dated July 17, 1945, and recorded in Volume 29, Page 471 of the Barnard Land Records. Those and the other spring and aqueduct rights were confirmed by the following deeds:

Dinse,

Knapp & McAndrew, P.C.

209 Battery Street

P.O. Box 988

Burlington, VT 05402-0988

(802) 864-5751

{B0346669.4 11140-0002}

RECEIVED AND RECORDED
ON 8-4-2008
AT 7:25 A.M.
BOOK 95 PAGE 482-483
Assis TOWN CLERK BARNARD VT
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 08-33
Signed Oliver Clifford Clerk
Date 8-4-2008

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

1. Warranty Deed of Joseph W. Jackson and Minnie E. Jackson to Laurence H. Willis and Clara T. Willis dated July 22, 1942, and recorded in Volume 29, Page 193 of the Barnard land records;
2. Warranty Deed of Laurence H. Willis and Clara T. Willis to Harris G. Neal and Gertrude Bragg Neal dated June 29, 1945, and recorded in Volume 29, Page 468 of the Barnard land records;
3. Warranty Deed of Harris G. Neal and Gertrude B. Neal to Arthur Leslie Holbrook, Jr., and Marion C. Holbrook dated October 28, 1946, and recorded in Volume 30, Page 74 of the Barnard land records; and
4. Warranty Deed of Arthur L. Holbrook, Jr., and Marion C. Holbrook to Thomas N. deGiacomo and Minna deGiacomo dated July 2, 1956, and recorded in Volume 32, Page 187 of the Barnard land records."

Also included in this deed, BY QUITCLAIM ONLY, are any and all rights and easements as conveyed in the Quitclaim Deed from Janet Hickey Tague to the Grantors, dated August 20, 2001, and recorded in Volume 72, Page 365 of the Town of Barnard Land Records.

Reference is hereby made to the above-mentioned deeds and their records, to the deeds and records thereby referred to, and to the Barnard land records for a more particular description of the premises.

The Property is/may be conveyed subject to the following:

1. Obligations and encumbrances arising under 32 V.S.A. Chapter 124 ("current use appraisal"), and the regulations thereunder.
2. Utility line easement from Nelson H. and Barbara Francis to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company, dated March 9, 1989, and recorded in Volume 52, Page 346 of the Town of Barnard Land Records.
3. State Wastewater Disposal Permit No. WW-3-0994 issued by the State of Vermont Department of Environmental Conservation, dated December 10, 2004, and recorded in Volume 85, Page 242 of the Town of Barnard Land Records; and Stream Alteration Permit No. WQ-1-0364, dated September 7, 2000..
4. Town of Barnard zoning and/or wastewater disposal ordinances, and any such permits issued as of the date hereof.
5. Utility line easement from Nelson H. Francis and Barbara Francis to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company, dated March 9, 1989, and recorded in Volume 52, Page 346 of the Town of Barnard Land Records.

6. Utility line easement from Eben A. Lewis and Lucy Lewis to Woodstock Electric Company, dated July 22, 1936, and recorded in Volume 27 1/2, Pages 276-277 of the Town of Barnard Land Records.

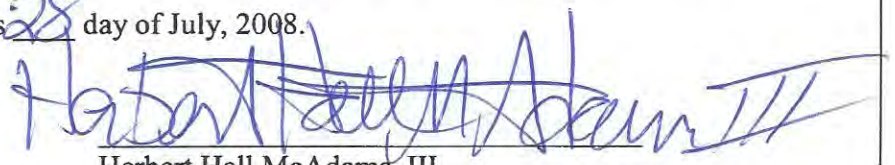
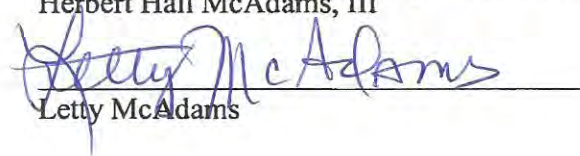
7. Utility line easement from B H Lewis and Mrs. Ben Lewis to the Woodstock Electric Company, dated July 22, 1936, and recorded in Volume 27 1/2, Pages 278-279 of the Town of Barnard Land Records.

8. Utility line easement from Herbert Hall McAdams, III and Letty McAdams to Central Vermont Public Service Corporation and Verizon New England, Inc., dated October 31, 2000, and recorded in Volume 70, Page 295 of the Town of Barnard Land Records.

TO HAVE AND TO HOLD the Property, with all the privileges and appurtenances thereof, to the Grantee, and the Grantee's successors and assigns, to the Grantee's own use and behoof forever.

And the Grantors, **HERBERT HALL MCADAMS, III, and LETTY MCADAMS**, for the Grantors and the Grantors' heirs, successors, and assigns, do covenant with the Grantee, **MONSALVAT FARM HOLDINGS, LLC**, and the Grantee's successors and assigns, that until the ensealing of these presents, the Grantors are the sole owners of the Property and have good right and title to convey the same in the manner described in this Deed; and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as provided in this Deed; and the Grantors hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as provided in this Deed.

IN WITNESS WHEREOF, Herbert Hall McAdams, III, and Letty McAdams have executed this instrument this 28 day of July, 2008.


Herbert Hall McAdams, III

Letty McAdams

Dinse,
Knapp & McAndrew, P.C.
209 Battery Street
PO Box 988
Burlington, VT 05402-0988
(802) 864-5751

{B0346669.4 11140-0002}

STATE OF TEXAS)
COUNTY OF DALLAS, SS.)

At DALLAS, in said County, this 28th day of July, 2008, Herbert Hall McAdams and Letty McAdams personally appeared, and they acknowledged this instrument, by them subscribed, to be their free act and deed.

Before me: [Signature]

Notary Public

My Commission Expires: MARCH 27, 2009

[notarial seal]



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Knapp & McAndrew, P.C.
209 Battery Street
PO Box 988
Burlington, VT 05402-0988
(802) 864-5751

{B0346669.4 11140-0002}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Lakeshore Farms, LLC, a Vermont Limited Liability Company, of Paso Robles, California, Grantor, in the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION paid to its full satisfaction by Monsalvat Farm Holdings LLC of Palm Beach, Florida, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Monsalvat Farm Holdings LLC, a Vermont Limited Liability Company, its successors and assigns forever, a certain piece of land in Barnard, in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to the above-mentioned Grantor, Lakeshore Farms, LLC, by virtue of the Warranty Deed from Seashore, LLC dated April 16, 2004 and recorded in Book 83 at Pages 45-46 of the Barnard Land Records, wherein the within conveyed lands and premises are more particularly described as follows:

"Being all and the same lands and premises conveyed to the Grantor, Seashore, LLC, by Mark Snow and Glynn Snow by Deed dated September 10, 1998, and recorded September 16, 1998, in Book 66 at Pages 255-256 of the Barnard Land Records, wherein said lands and premises are more particularly described as follows, viz:

Being all and the same lands and premises as conveyed to the within Grantors (Snow) by Warranty Deed of Bessie Twigg-Smith, dated November 10, 1986 and recorded in Book 49 at Pages 39-42 of the Barnard Land Records.

Being all and the same lands and premises conveyed to Bessie Twigg-Smith by Warranty Deed of Elizabeth C. LaFleche, joined by her husband, Albert LaFleche, dated June 7, 1982 and recorded in Book 43, Pages 459-461 of the Barnard Land Records. Said lands and premises are more particularly described in said Deed as follows:

Being a portion of the same lands and premises that were conveyed to Elizabeth C. LaFleche, by a corrective Warranty Deed of George C. MacKnight and Barbara L. MacKnight, dated October 18, 1964, and of record in Book 34, Page 8 of the Barnard Land Records, reference also being made to an original conveyance to the said Elizabeth C. LaFleche by Warranty Deed of George C. MacKnight, dated September 9, 1964, and of record in Book 33, Page 560 of the Barnard Land Record.

Being Parcel No. 1 as the same is depicted on the survey prepared by Bruno Associates, Engineers, Planners, Surveyors, Woodstock, Vermont and entitled "Boundary Survey in Barnard, Windsor County, Vermont for Elizabeth [sic] LaFleche," dated June 8, 1981, and of record in Map Book 2, Page 15 of the Barnard Land Records, being more particularly described as follows:

Beginning at a point marked by an iron pipe set in the ground in the westerly edge of the right of way of State Aide Highway No. 3, also known as "North Road," so-called, which point of beginning is approximately 280.0 feet, more or less, northerly of the northeasterly corner of lands now or formerly owned by Forman, and, which point of beginning is also approximately 1,127.0 feet, more or less, southerly of the southeasterly corner of lands now or formerly owned by De Giacomo; thence turning and proceeding N 60° 26' 30" W a distance of 1,200.00 feet to a point marked by an iron pipe set in the ground; thence turning and proceeding S 21° 39' W a distance of 657.5 feet to a point marked by an iron pipe set in a stone wall; thence turning and proceeding along said stone wall N 61° 33' 30" W a distance of 337.8 feet to a point at the end of said stone wall; thence proceeding along a wire fence N 61° 54' W a distance of 546.8 feet to a point marked by an iron pipe set in the ground; thence continuing along said wire fence N 63° 13' 45" W a distance of 469.4 feet to the center of a 6" maple tree; thence continuing along said wire fence N 55° 59' 30" W a distance

of 386.1 feet to a point; thence continuing along said wire fence N 71° 40' 30" W a distance of 219.2 feet to the center of a 24" yellow birch tree; thence continuing along said wire fence N 43° 33' W a distance of 303.6 feet to a point; thence continuing along said wire fence N 08° 54' E a distance of 243.5 feet to a stone pile; thence continuing along said wire fence N 32° 30' 30" E a distance of 350.2 feet to the center of the brook intersecting said wire fence; thence turning and proceeding in a generally easterly direction along the centerline of said brook a distance of 2,000.0 feet, more or less, to the point in said centerline of said brook which lies in a straight prolongation of the line forming the northeasterly boundary of the parcel herein described (the tie line between said points being N 78° 45' 00" E a distance of 1,849.8 feet); thence turning and proceeding in part along a wire fence and stone wall S 58° 16' 45" E a distance of 356.0 feet to a point in said stone wall marked by the intersection of another stone wall; thence continuing along said first mentioned stone wall S 57° 33' 30" E a distance of 336.9 feet to a point marked by an iron pipe set in said stone wall at the intersection of another stone wall; thence continuing along said first mentioned stone wall S 57° 14' 15" E a distance of 1,016.3 feet to a point marked by an iron pipe set in the intersection of stone walls in the westerly edge of the right of way of State Aid Highway No. 3; thence turning and proceeding along the westerly edge of the right of way of said highway, being along a partial stone wall and wire fence, a distance of 1,127.0 feet, more or less, to the point and place of beginning (the tie line between said points being S 13° 21' 00" W a distance of 1,125.1 feet); said parcel containing 100.0 acres, more or less, by survey. All bearings are with, respect to magnetic North, 1974.

Also included by Quit Claim covenants only is any and all lands located between the boundary line formed between points A and B on said survey and the centerline of said Highway.

MEANING and INTENDING to include herewith any and all spring rights which the Grantors may own with regard to the subject lands and premises including a certain spring right relating to a spring located on the easterly side of State Aid Highway No. 3 (North Road, so-called) and with specific reference being made to a spring and the right to take water therefrom deeded to Daniel C. Hathorn by George A. Ballou by deed dated December 14, 1929, and recorded in Book 28, Page 15 of the Barnard Land Records.

The Grantors, their heirs and assigns hereby agree that the remaining 10.1 acres contained in said above referred conveyance from George C. MacKnight and Barbara L. MacKnight, dated September 18, 1964, and recorded in Book 34, Page 8 of the Barnard Land Records, and depicted as Parcel No. 2 on said above mentioned survey, shall be SUBJECT TO the following covenants and restrictions which shall attach to and run with the lands and premises being conveyed herein for the benefit of the Grantee, her heirs and assigns, namely:

- (1) The Grantors, their heirs and assigns, shall not subdivide the 10.1 acre parcel being retained; and
- (2) The Grantors, their heirs and assigns, shall not erect more than one dwelling on the 10.1 acre parcel being retained.

Reference is hereby made to the deeds and records mentioned herein and to the deeds and records therein referred to for further particulars of description."

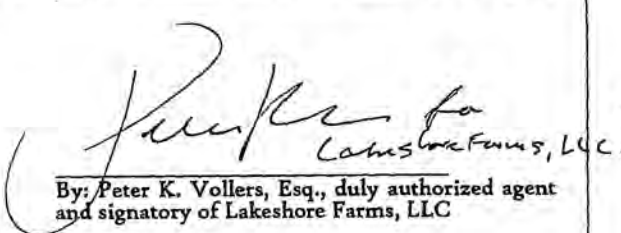
The above described lands and premises are subject to any and all water rights, utility line easements, highway rights of way which pertain to the subject lands and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Monsalvat Farm Holdings LLC, a Vermont

-358-

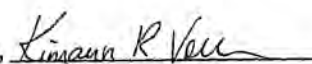
Limited Liability Company, and its successors and assigns, to its own use and behoof forever; And, the said Grantor, Lakeshore Farms, LLC, for itself and its successors and assigns, do covenant with the said Grantee, Monsalvat Farm Holdings LLC, and its successors and assigns, that until the ensembling of these presents, it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set its hand and seal this 12th day of August, A.D., 2009.

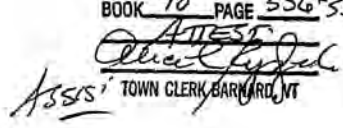

By: Peter K. Vollers, Esq., duly authorized agent and signatory of Lakeshore Farms, LLC

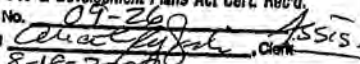
STATE OF Vermont)
 : SS.
Windsor County)

At Woodstock, Vermont, this ____ day of August, 2009, personally appeared Peter K. Vollers, Esq., duly authorized agent and signatory of Lakeshore Farms, LLC and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Lakeshore Farms, LLC.

Before me, 
Notary Public
Expiration date: 2/10/11

Law Office of
PETER K. VOLLERS
One High Street
Woodstock, VT 05091

RECEIVED AND RECORDED
ON 8-18-2009
AT 3:25 P.M.
BOOK 98 PAGE 356-358

TOWN CLERK BARNARD, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 09-260
Signed  ASSES
Date 8-18-2009

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that William G. Leese and Maureen E. Leese, a married couple, Grantors, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** paid to our full satisfaction by **Monsalvat Farm Holdings, LLC**, a Vermont Limited Liability Company, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** to the Grantee, its successors and/or assigns forever, a certain piece of land in the Town of Barnard, Windsor County, Vermont, which is called "the Property" in this deed, and which is described as follows.

Meaning and intending to convey all and the same lands and premises as conveyed to William G. Leese and Maureen E. Leese by deed of G. Christopher Wuttke dated 19 December 2005 and recorded at Book 88, Pages 442-444 in the Barnard, Vermont, Land Records. The Property is further described in that deed as follows:

"Being "Lot 2" on a certain survey by Donald B. Burchard entitled "Proposed Subdivision of Land owned by G. Christopher Wuttke located in Barnard, Vermont" dated October 22, 2005 and recorded in Map Book 4 at Page 64 of the Barnard Land Records, wherein the parcel is more particularly described as follows:

"Beginning at a point at the centerline of Francis Road, so-called, which point is designated 11 on said survey and marks the southerly corner of the premises hereby conveyed, said point being 568.88 feet, more or less, from the centerline of the North Road, so-called; thence along property now or formerly of Janet H. Tague N 52° - 04' W a distance of 139.48 feet, more or less, to a point; thence N 49° - 28' W a distance of 140.63 feet, more or less, to a point, which point marks the south westerly corner of the premises hereby conveyed; thence turning and proceeding along property now or formerly of McAdams and partially along a stone wall N 33° - 29' E a distance of 702.29 feet, more or less, to an iron pipe; thence turning and proceeding along a stone wall and property now or formerly of Kacyzc and Stephenson S 25° - 01' E a distance of 73.41 feet, more or less, to a point; thence continuing S 24° - 07' E a distance of 49.94 feet, more or less, to a point; thence continuing S 06° - 53' E a distance of 38.89 feet, more or less, to a point; thence continuing S 04° - 40' E a distance of 59.52 feet, more or less, to a point; thence continuing S 02° - 17' E a distance of 43.35 feet, more or less, to a point; thence continuing S 06° - 55' E a distance of 18.81 feet, more or less, to a point; thence continuing S 02° - 24' W a distance of 14.62 feet, more or less, to a point; thence continuing S 15° - 21' W a distance of 63.90 feet, more or less, to a point; thence continuing S 13° - 58' W a distance of 58.44 feet, more or less, to a point; thence continuing S 16° - 01' W a distance of 28.97 feet, more or less, to a point; thence continuing S 16° - 27' W a distance of 31.18 feet, more or less, to a point; thence continuing S 13° - 35' W a distance of 18.91 feet, more or less, to a point marked by an iron pipe, which point is the most northerly corner of "Lot 1"; thence S 32° - 56' W a distance of 312.98 feet, more or less, along the boundary line of Lot 1 and

Lot 2 and along a stone wall to a point marked by a set rebar with a plastic cap; thence S 32° - 56' W distance of 22.79 feet, more or less, to the point and place of beginning.

"This conveyance is subject to the terms and conditions of State of Vermont Wastewater System & Potable Water Supply Permit #WW-3-1114 dated November 28, 2005 and recorded in Book 88 at Pages 391-393 of the Barnard Land Records.

"Also conveyed herewith to the Grantees, their heirs and assigns, is a REPLACEMENT Waste Water Disposal Easement on lands retained by the Grantor, his heirs and assigns, for the purpose of installing, maintaining and repairing a REPLACEMENT septic system. The exact location of this REPLACEMENT Waste Water Disposal Easement is depicted on the above-referenced survey by Burchard dated October 22, 2005 and recorded in Map Book 4 at Page 64, and is described as being rectangular in shape, beginning at a point on the boundary line between Lots 1 & 2 approximately 40 feet, more or less, from the most northerly corner of Lot 1; thence running in a southeasterly direction for 130 feet; thence turning and running in a southwesterly direction a distance of 120 feet; thence turning and running in a northwesterly direction a distance of 130 feet; thence turning and running along the boundary line between Lots 1 & 2 a distance of 120 feet to the point and place of beginning.

"Said REPLACEMENT Waste Water Disposal Easement shall TERMINATE and be of no further force or effect in the event a replacement septic system is installed on Lot 2."

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Barnard, Vermont, Land Records.

TO HAVE AND TO HOLD the Property, with all the privileges and appurtenances of the Property, to the Grantee, **Monsalvat Farm Holdings, LLC**, a Vermont Limited Liability Company, its successors and/or assign, to them and their own use and behoof forever; and we, **William G. Leese and Maureen E. Leese**, the Grantors, for ourselves and my/our heirs, executors, and administrators covenant with the Grantee, its successors and/or assigns, that until the signing of this deed, we are the sole owners of the Property, and we have good right and title to convey the Property in the manner set out above, and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as set out specifically or by reference above, and we engage to **WARRANT AND DEFEND** the Property from all lawful claims whatever, except as set out specifically or by reference above.

This deed was signed on the 5 day of June, 2008.

STATE OF Massachusetts, Dorchester COUNTY

William G. Leese Maureen E. Leese
William G. Leese Maureen E. Leese

William G. Leese and Maureen E. Leese personally appeared before me at Town/City of Duxbury on the 3 day of June, 2008, and they acknowledged that their signing this instrument was their free act and deed.

Before me: _____
Notary Public
Commission Expires: _____



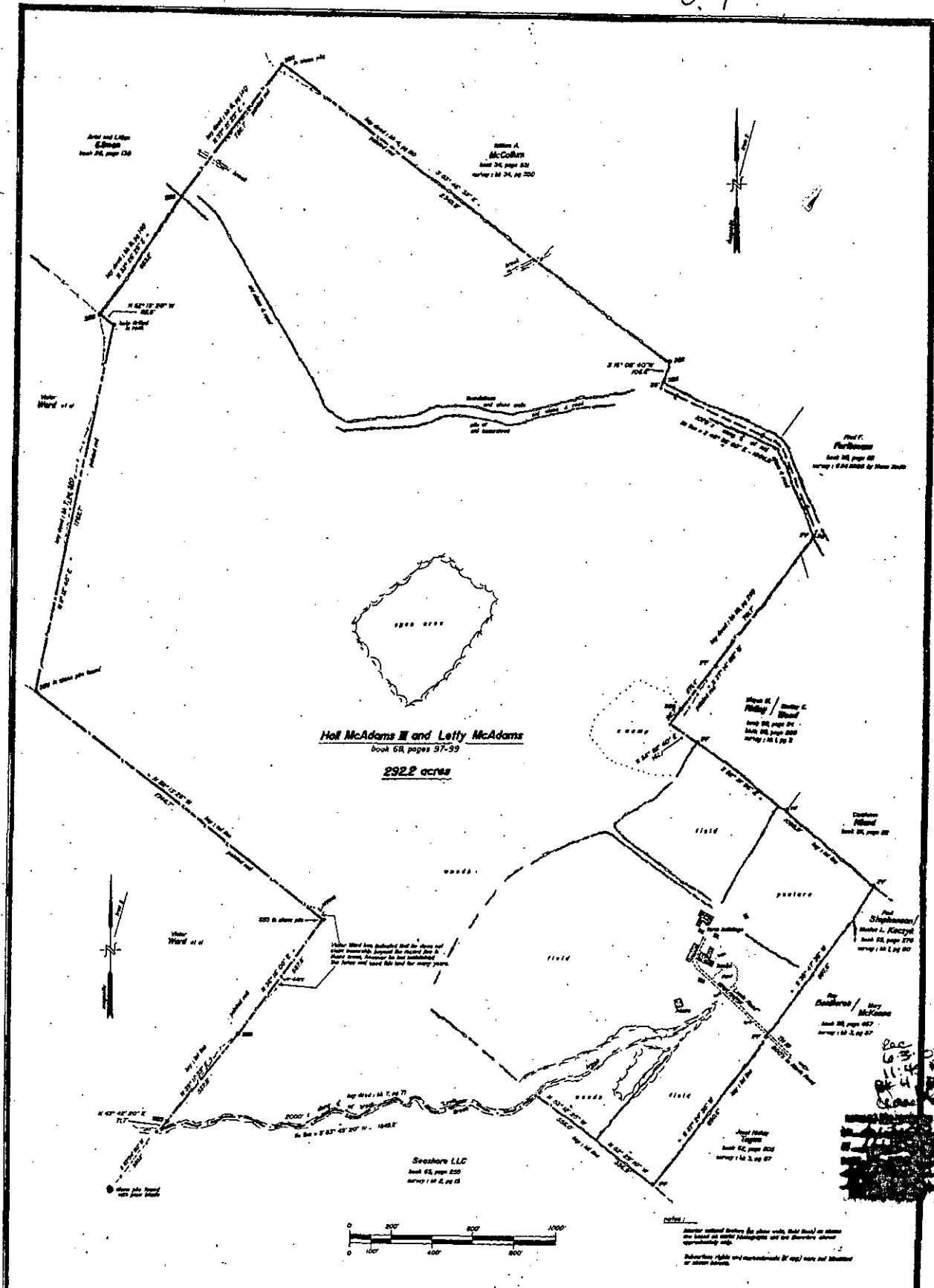
17902 Leese Deed

RECEIVED AND RECORDED
ON 6-10-2008
AT 10:50 A.M.
BOOK 95 PAGE 271-273
ATTEST:
Alice C. [Signature]
ASSISTANT TOWN CLERK, BARNABUR, VT

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd -Tax Paid-Board of Health Cert. Rec'd.
I. Land Use & Development Plans Act Cert. Rec'd.
Return No. 08-23
Signed Alice C. [Signature] Clerk
Date 6-10-2008

CF Jergel

4/28



	• BOUNDARY MARK SET • UNMARKED POINT • NON-PVC FOUND • CENTERLINE • RIGHT OF WAY • TOWN BOUNDARY • WINE FENCE • CORNER/STAKE/STONE WALL • UP • UTILITY POLE	I certify that this plat is based on, and is consistent with, a Horizontal - equal survey of physical evidence, and information of record or otherwise as indicated. All bearings are based on magnetic north - 1189925. The acreage shown does not include area within the 100 ft. wide of TLA # 12, but does include the area along the class 4 road.	This plat conforms with Title 27, Section 1403.	The lands of Holl McAdams III and Letty McAdams book 68, pages 37-39 Town of Barnard Windham County, Vermont Scale: 1" = 200' Surveyed by: Mike Thomson, L.S. Chambers, Vermont
--	--	---	--	---

Rec'd 4/28 AM 11:45
4/28
4/28
4/28

4/28



Monsalvat Farm Map 05-0260 292+/- Acres

Vermont Agency of Natural Resources

vermont.gov

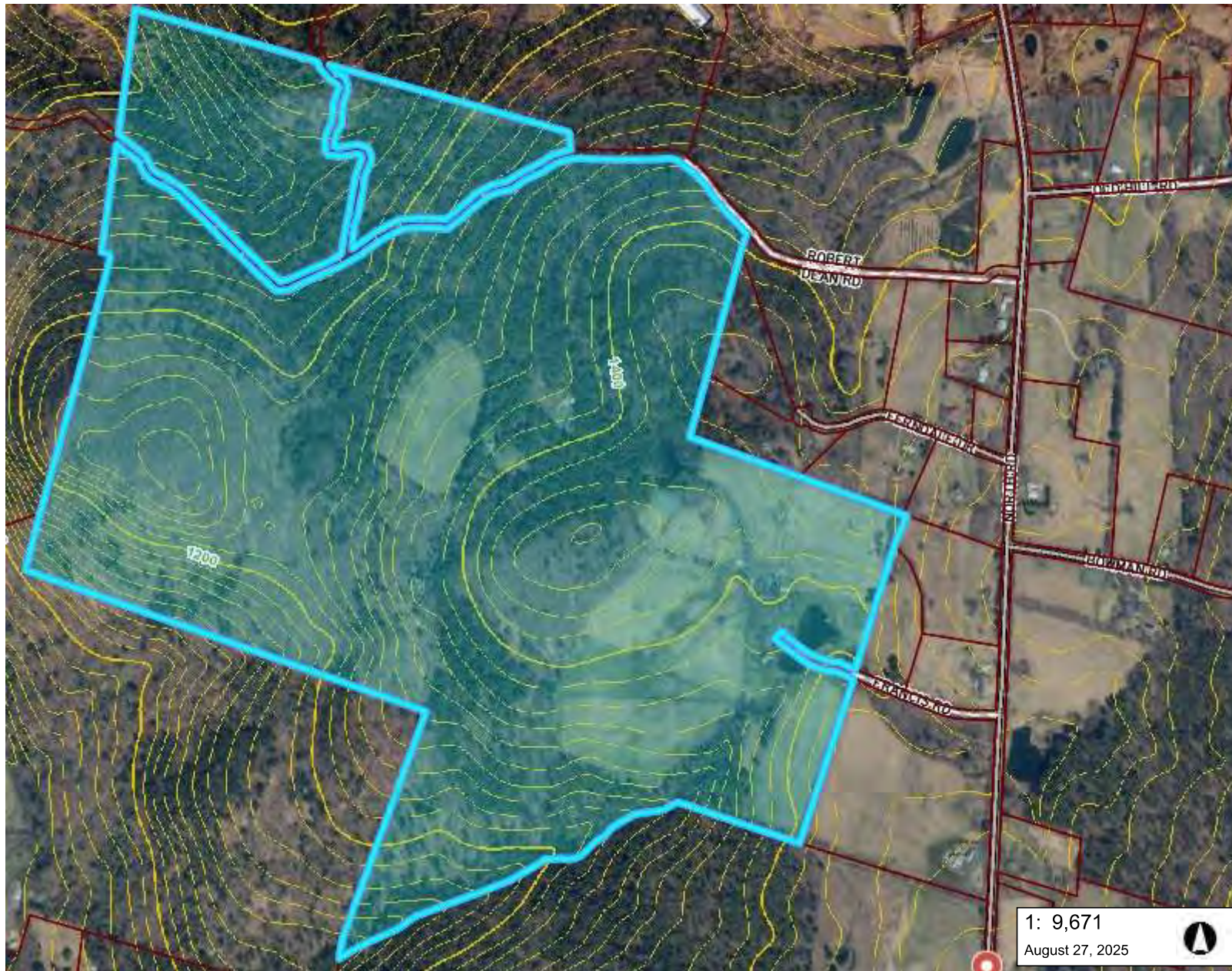


LEGEND

- Parcels (standardized)
- Roads
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



1: 9,671

August 27, 2025



491.0 0 246.00 491.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

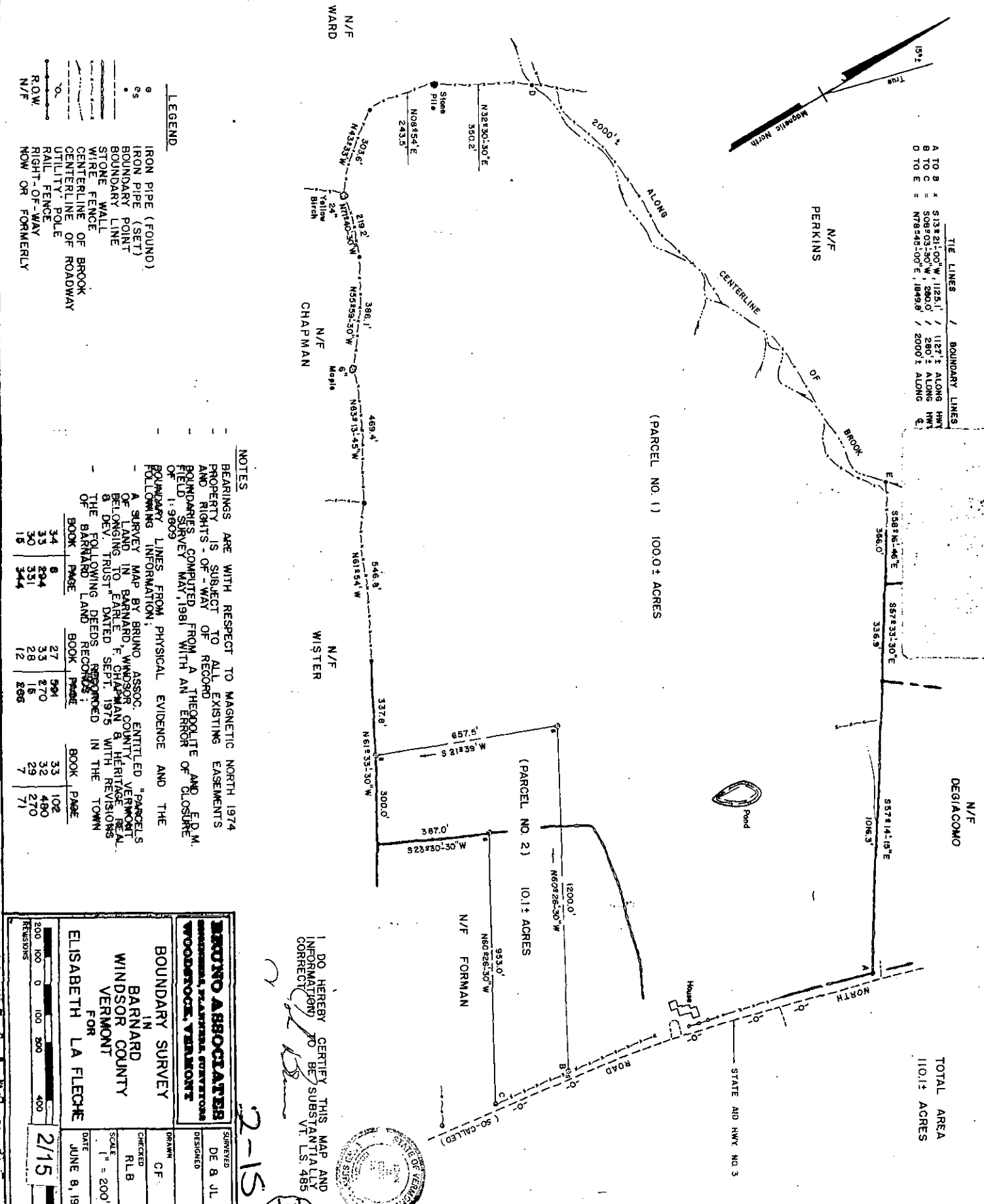
1" = 806 Ft. 1cm = 97 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

2-15
15

Barnard Town Clerk's Office
Received for Record May 28, 1982
at 2:25 PM
Attest: Hope D. Brown





LEGEND

-  Parcels (standardized)
- Roads**
 -  Interstate
 -  US Highway; 1
 -  State Highway
 -  Town Highway (Class 1)
 -  Town Highway (Class 2,3)
 -  Town Highway (Class 4)
 -  State Forest Trail
 -  National Forest Trail
 -  Legal Trail
 -  Private Road/Driveway
 -  Proposed Roads
-  Town Boundary



1: 9,671

August 27, 2025



491.0 0 246.00 491.0 Meters

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© Vermont Agency of Natural Resources

1" = 806 Ft.

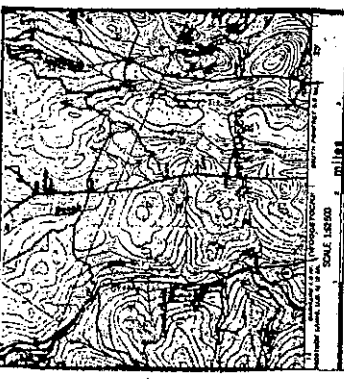
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NOTES

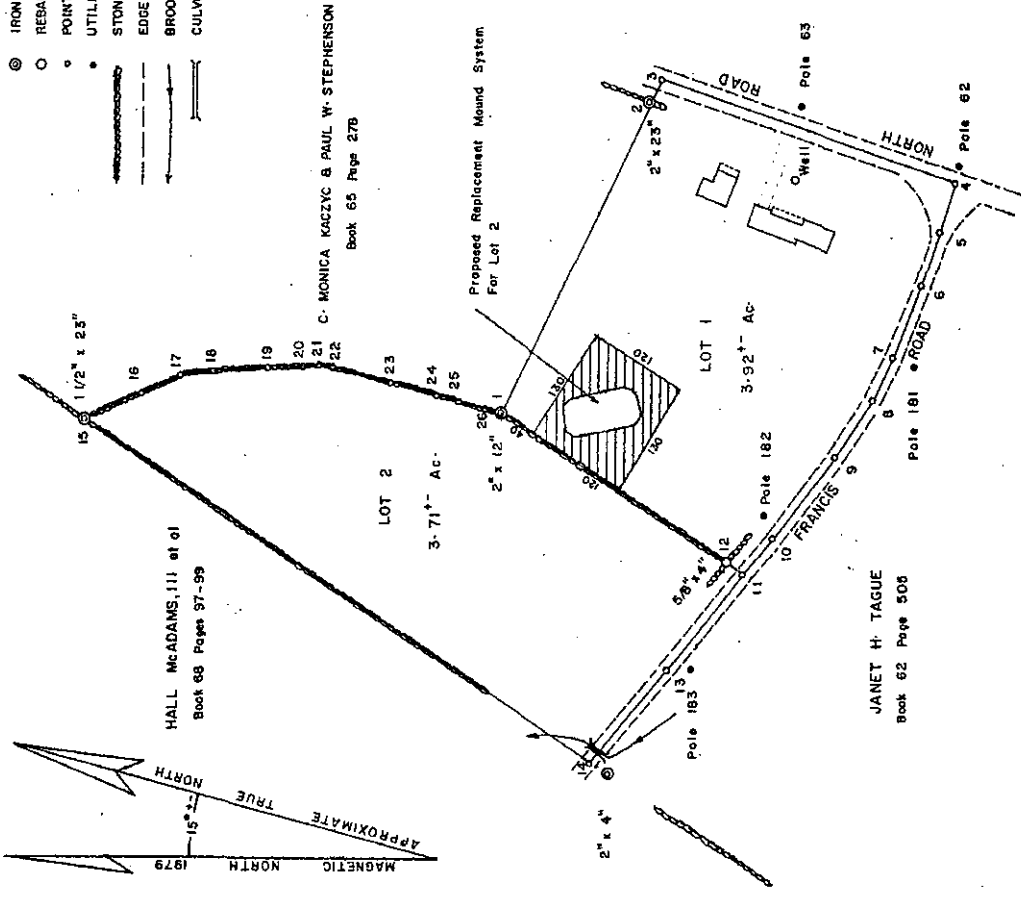
Map created using ANR's Natural Resources Atlas



LOCATION MAP

LEGEND

- IRON PIPE FOUND
- REBAR & PLASTIC CAP SET
- POINT NOT MONUMENTED
- UTILITY POLE
- STONE WALL
- EDGE OF PAVEMENT OR TRAVELLED WAY
- BROOK
- CULVERT

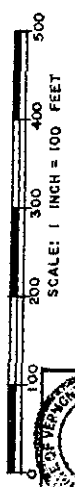


POINT	TO POINT	BEARING	DISTANCE
11	13	N 52 - 04 W	139.48
13	14	N 49 - 28 W	140.63
14	15	N 33 - 29 E	702.29
15	16	S 25 - 01 E	73.41
16	17	S 24 - 07 E	49.94
17	18	S 06 - 53 E	36.89
18	19	S 04 - 40 E	59.52
19	20	S 02 - 17 E	43.35
20	21	S 06 - 55 E	18.81
21	22	S 02 - 24 W	14.62
22	23	S 15 - 21 W	63.90
23	24	S 13 - 58 W	58.44
24	25	S 16 - 01 W	28.97
25	26	S 16 - 27 W	31.18
26	1	S 13 - 35 W	18.91
1	12	S 32 - 56 W	312.98
12	11	S 32 - 56 W	22.79

Rec'd for Recording
12.8.05
1:15 PM was Bt 4
Recorded 14/04
at [Signature]

PROPOSED SUBDIVISION OF LAND

owned by
G. CHRISTOPHER WUTTKE
located in
BARNARD, VERMONT



I CERTIFY THAT THIS MAP ESSENTIALLY
CONFORMS TO CURRENT STATE OF VERMONT
STATUTORY REQUIREMENTS.

Donald B. Barber
22 - OCTOBER - 2005
ALS 173

NOTE 1) BEARINGS AND DISTANCES ARE CALCULATED FROM A CLOSED E-D-M TRAVERSE. BEARINGS ARE REFERENCED TO MAGNETIC NORTH.

2) THIS MAP IS IN ESSENTIAL AGREEMENT WITH MAPS OF RECORD FILED IN THE BARNARD LAND RECORDS.

3) FRANCIS ROAD (FORMERLY KNOWN AS LEWIS ROAD) IS PRESUMED TO BE A THREE ROD ROAD. NORTH ROAD IS PRESUMED TO BE A FOUR ROD ROAD. BASED ON PHYSICAL EVIDENCE FOUND.

4) AREAS SHOWN INCLUDE ALL RIGHTS OF WAY.

5) PROPERTY LINES MARKED BY OLD STONE WALLS ARE INTENDED TO BE THE CENTER OF THE WALL.

6) THE PURPOSE OF THIS SURVEY IS TO DESCRIBE LOTS 1 & 2 FOR FUTURE CONVEYANCE.

7) THIS PROPERTY WAS CONVEYED TO G. CHRISTOPHER WUTTKE AS RECORDED IN BOOK 70 PAGES 541-545 OF THE BARNARD LAND RECORDS.



LEGEND

-  Parcels (standardized)
- Roads**
 -  Interstate
 -  US Highway; 1
 -  State Highway
 -  Town Highway (Class 1)
 -  Town Highway (Class 2,3)
 -  Town Highway (Class 4)
 -  State Forest Trail
 -  National Forest Trail
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 -  Private Road/Driveway
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1: 9,671

August 27, 2025



491.0 0 246.00 491.0 Meters

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1" = 806 Ft. 1cm = 97 Meters

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NOTES

Map created using ANR's Natural Resources Atlas

Summary of Features

Monsalvat Farm®

650 Francis Road Barnard, VT 05031

The Sanctuary – Completed in 2009. Approximately 10,000 sq ft finished with 2 bedrooms, 4 full bathrooms, 3 powder rooms and 8 woodburning fireplaces. Designed by Ralph L. Duesing of Dallas, TX. Built to the highest standards with 12-sided cathedral great room in the center. The primary bedroom suite has two full bathrooms, and a room-sized walk-in closet. The guest-suite with separate private entrance includes a full bathroom. The second-floor office has a bathroom with shower. There are 3 powder rooms, one off the front entrance, one next to the wine-cellar tasting room and one in the cabin. There is a third story chapel over the office and cabin music room looking northwest to green mountain range. Below grade is a wine cellar tasting room. Has an attached two car garage.

Glibert's Cottage – Approximately 2,388 sq ft finished with 2 bedrooms, 2 full bathrooms, 1 powder room and 1 wood-burning fireplace. A second wood-burning fireplace is outside on the stone terrace. Cathedral ceiling over a spacious living area with second-level loft. Large windows take views over abutting apple trees and fields to distant hills. Kitchen off the main living area. Screen porch on the southeast corner, outdoor patio on southwest corner accessed via French doors off living room and stone walkway along the side of the cottage.

The Farmhouse – Repurposed and remodeled into 4 apartments each with 1 bedroom, 1 full bathroom, a kitchen and a living room so 4 bedrooms and 4 full bathrooms in total. Approximately 5,565 sq ft finished. Two units are on the first level, each with west facing screen porch. Two units are on the second story. Common hallway area runs through the middle of the structure. Detached multi-bay garage, one space for each unit. Separate driveway entrance off the North Road.

The Lodge - Approximately 1,070 sq ft with 1 bedroom loft, 1 bathroom and kitchen, cathedral ceiling living area with woodburning fireplace and sliding glass doors on either side leading to covered deck that overlooks adjacent spring-fed pond. Rustic and charming interior.

The Gazebo – Built out over the main pond on the north side. Approximately 280 sq ft. Screened seating area includes a woodburning-fieldstone fireplace and on the back side behind the fireplace, a bathroom with shower. Large stone steps lead into the water. There is a screen door entrance on the side and a second screen door that opens directly to the pond.

The Farm Office & Tack Room, Barn and Stable - Approximately 1,220 sq. ft. The farm office is on the south side of the original post & beam barn. It includes a powder room. The tack room is on the north side of the barn. It includes a bathroom with shower as well as a washer and dryer. The tack room connects to the stable of the northwest side of the barn. The old barn is roughly 1,260 sq ft. The stable is approximately 2,000 sq ft. It has 4 box stalls on the west side, with doors to the outdoor paddock as well as inside doors to the central bay area. There is another box stall on the east side and a wash stall.

Summary – Within these six buildings, there are a total of 9 bedrooms, 13 full bathrooms, 5 powder rooms and 11 wood-burning fireplaces (13 counting exterior fireplace at *Gilbert's Cottage* and *The Folly*) with approximately 18,340 sq ft of finished space.

Other buildings and Structures Include: The Folly, The Sugar House, The Equipment Barn, The Garage (east of the old barn), The Cattle Barn, The Alpaca Barn, The Goat & Sheep Barn and The Chicken Coop.

Transportation Feature - An FAA Registered Heliport: 19VT.

There is also an **Outdoor Dressage Arena**, multiple **Fenced Pastures and Paddocks** lined with 4-rail split rail fencing and stone walls, **7.6 miles of Horse/Riding trails, a mile long walking trail**, and a large level area that could potentially support building an in-door arena.

Total Acreage – 395.91 Surveyed Acres conveyed to ***Monsalvat Farm*** via 3 separate *Warranty Deeds*. About **70 acres are farmland**; the rest is forest. **There are two ponds**. The main pond, approximately 1.2 acres in size includes the **bridge, built to highway specifications**. The second pond is approximately 4/10's of an acre.