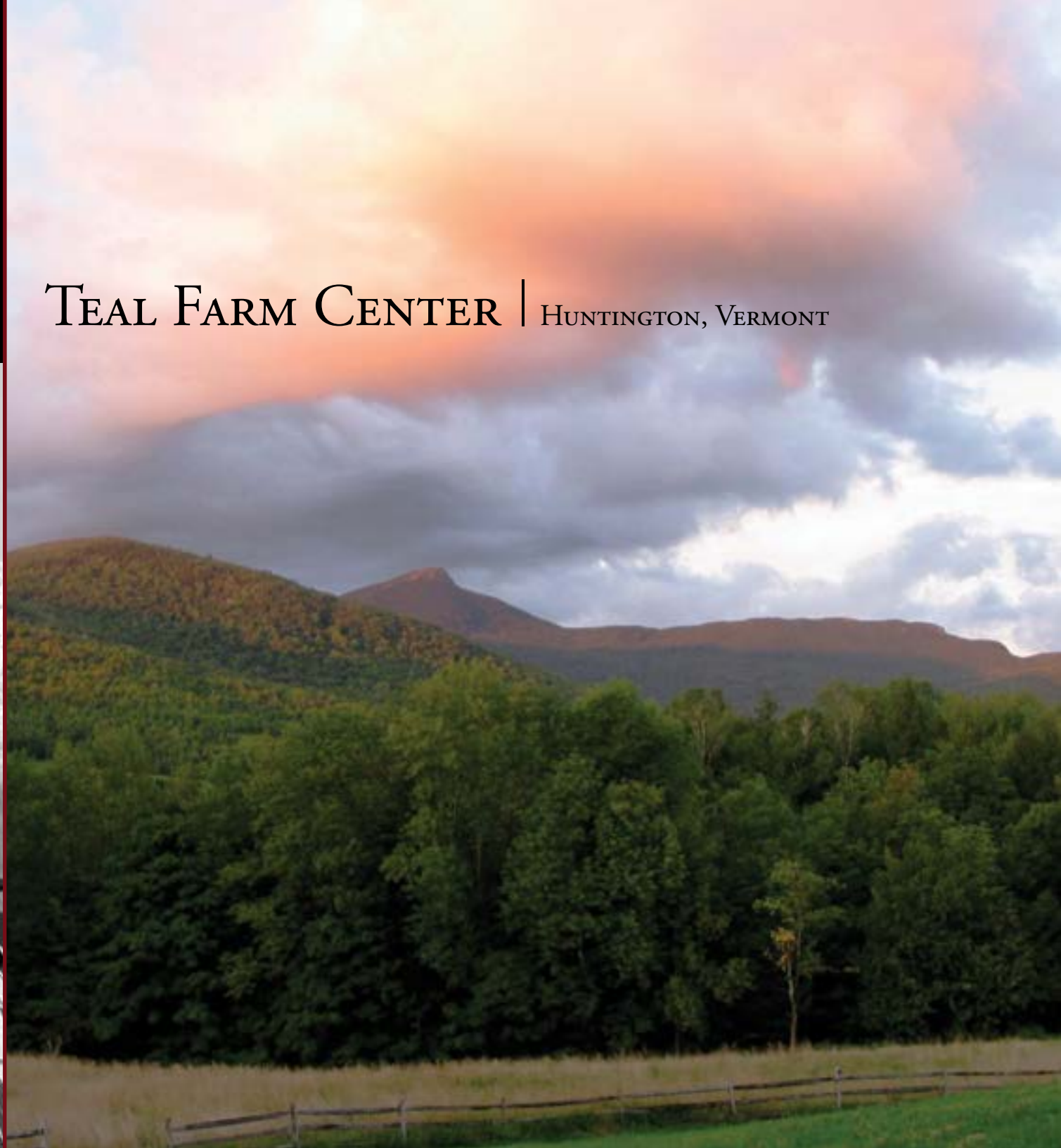
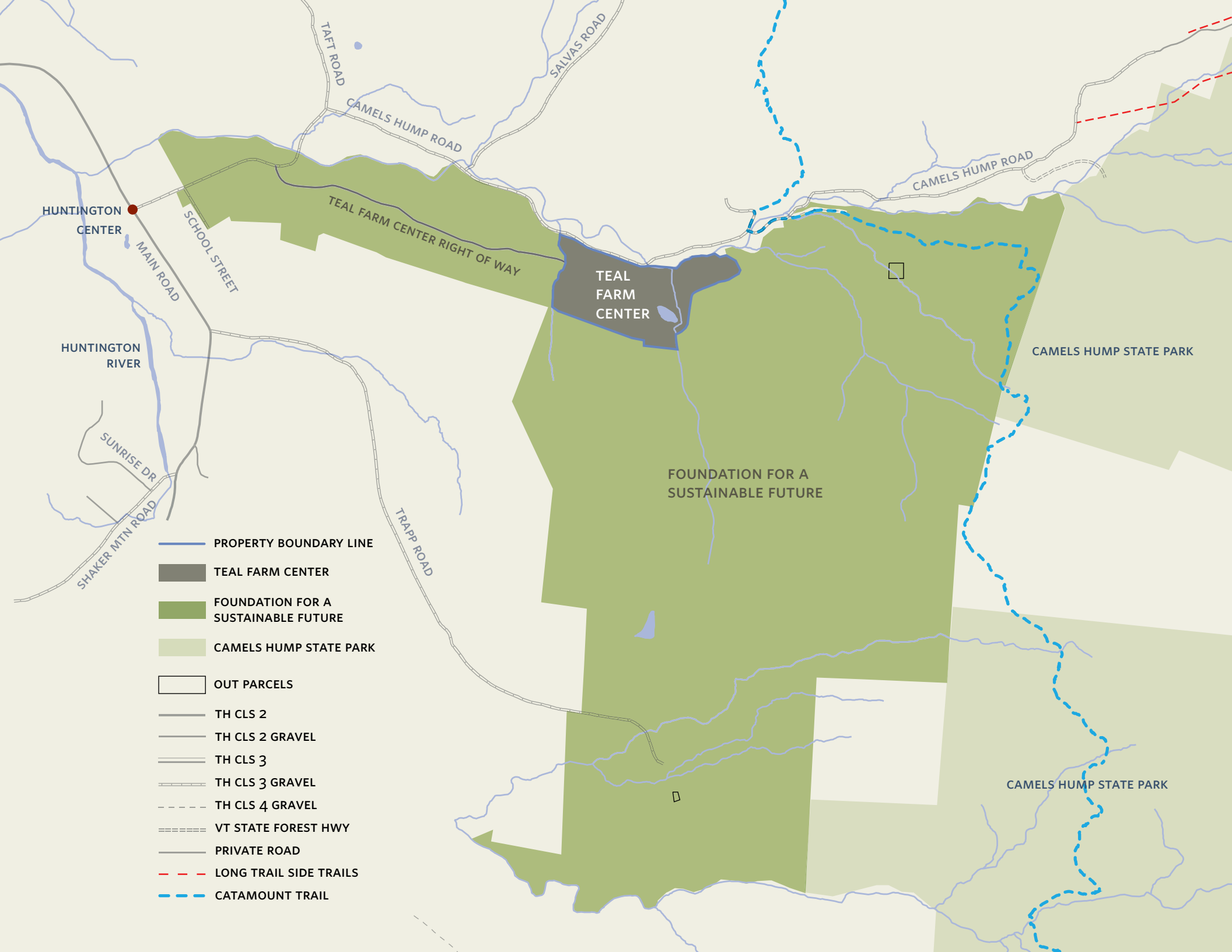




EARTH ASSET
PARTNERSHIP, LP®

TEAL FARM CENTER | HUNTINGTON, VERMONT





Teal Farm Center includes 50± campus acres, 32,750± square feet of mixed-use space, renewable heat and electrical systems and one of the largest, most thriving permaculture installations in North America. It is enfolded by 1,246± acres owned by Seller-Foundation for a Sustainable Future and sits beneath one of the highest and wildest ridgelines in the Green Mountains.

A world unto itself, the Farm Center occupies the premier location on the Foundation’s entire holding, with a mile long drive that meanders through open fields and forest, and arrives at the breathtaking campus of rolling hillsides, building complex, and orchards and gardens—all backdropped by Camels Hump and the Green Mountain ridgeline. It is magical—and only a 30-minute drive to Burlington’s airport, Lake Champlain, and area cultural services.

The 1,246± acre tract that is being kept by the Foundation will advance its mission of regenerative land use and ecological integrity. Not only will the new owner of Teal Farm Center enjoy living within the Foundation’s conservation/working landscape, but they will be given use and access opportunities to consider as part of their purchase.

PROPERTY DETAILS		
LOCATION	Huntington Center, Chittenden County, Vermont New England Region, Northeastern USA	
ACCESS & DISTANCES	AIR	Burlington International Airport, Burlington, 40 min drive (commercial) Albany International Airport, Albany, NY, 2 hr drive (commercial)
	CAR	Montreal, Canada, 2.5 hrs; Boston, MA, 4 hrs; NYC, 6 hrs
BUILT ENVIRONMENT	FARMHOUSE	6-bedrooms, 7-baths, 100% sustainably rebuilt, Camels Hump views
	ENERGY BARN	3-story heated timber frame barn
	STUDIO BARN	1-bedroom, 1-bath living quarters & painting studio, Camels Hump views
	CARETAKER'S RESIDENCE	2-bedrooms & 1-bath, garage/workshop, Camels Hump views
	4-BAY GARAGE-UTILITY BARN	2-story equipment storage facility
NATURAL ENVIRONMENT	ACREAGE	50± acres (20± hectares) 8.77± acres of Orchard 9.15± acres of Pasture 27± acres of Forest
	SURROUNDED BY ADJACENT TO POTENTIAL LEASABLE LAND	1,246± acres of Seller-retained land 18,153± acre Camels Hump State Park 172± acres of hayfields, pasture & forestland
GREEN FEATURES	RENEWABLE ELECTRICAL SYSTEM	Expansion potential
	RENEWABLE HEATING SYSTEM	Expansion potential
	PERENNIAL FOOD SYSTEM	Expansion potential
	FARMHOUSE & ENERGY BARN	Durable, Multi-Functional, Artisan-Crafted
FOOD PRODUCTION	5 year old organic fruit, nut, and fuel orchard with edible perennial gardens. Selection of 2011 harvest: plums, quince, seaberries, aronia, blueberries, cherries, cold hardy kiwi, strawberries, raspberries, goudi, currants, apples, mushroom, asparagus, Jerusalem artichokes, horseradish, and hazelnuts.	





EMERGING ASSET CLASS | Sustainable & Responsible Investing (SRI), which recognizes that corporate responsibility and societal concerns are valid parts of an investment decision, accounts for an estimated \$3 trillion out of \$25 trillion in the U.S. investment marketplace today.

A Socially Responsible Property Investment (SRPI) is an emerging asset class of SRI. The projects and investment strategies of a SRPI should focus on the creation of long-term value across the triple bottom line – people, planet and profit. Features of a SRPI include green buildings, contribution to more sustainable communities, and global warming mitigation.

Teal Farm Center is an iconic demonstration property for what is possible in the food-energy-building sectors. It fuses traditional and contemporary building design with craft construction practices, features an expandable state-of-the-art renewable energy system, houses a high-nutrient food system

that was designed for resiliency and climate change, enjoys plentiful water and is free of flood risks. Its value as an educational resource and convening place for the international community is well-established. Its value as a resource for regional food and health markets is significant and untapped. As such, Teal Farm Center is a Socially Responsible Property Investment incomparable in every way.

SELLER'S INVESTMENT | Foundation founder and executive director, Melissa Hoffman, heavily invested her Foundation's resources to examine, explore and execute her vision of creating an integrated, ecologically-designed campus. She was able to push the boundaries of the project because she was free of typical investment criteria. Her return on investment was to prove that her vision had teeth. She's done that. Not only is Teal Farm Center producing an assortment of superfoods not typical for this growing region, but it is doing so on a green footprint.

Teal Farm Center is poised and ready for its next phase. Hoffman acknowledges that the investment made by her Foundation will not generate a dollar-for-dollar return. Hoffman's Foundation has, to date, invested \$20 million in the Teal Farm project. Of that, roughly 80%, or \$16 million, was spent to create Teal Farm Center.

That is why Teal Farm Center is being offered as a discrete portion of the overall Foundation's holding. To include more land with the Farm Center would make a purchase cost-prohibitive given the high value of land today.

The site is unmatched, the buildings new, the systems robust and visionary. Given the property's incomparability, the ask price reflects a discounted "cost to reproduce" Teal Farm Center as it is, where it is, today.

FARMHOUSE | The c. 1865, 1969, 1989 Farmhouse was entirely renovated in 2008 to demonstrate innovative, durable, and refined design that blends authentic materials, exceptional craftsmanship, and cutting edge green technologies. It is, in essence, a new building. The Farmhouse was designed to facilitate creative work and mission-centered gathering. As such, it can be used as a hub for retreats, summits, intensive work sessions, or comfortable daily living. Given the special attention to sound insulation, flexible-use spaces, and multiple private zones, it can accommodate one household, three unrelated sets of occupants simultaneously, a group of 12 comfortably, or a group of 20 in more dorm-like fashion. This building is tied into the Energy Barn's renewable electric and heating systems and backup generator. It also has its own 80-gallon domestic hot water tank.

ENERGY BARN | Built to commercial specifications with fully conditioned interior space, the c. 2007 super-insulated and radiant-heated Energy Barn houses the state-of-the-art renewable electricity and heating systems. It has an exposed sculptural frame, soaring ceilings, and a cathedral-like upper floor with a contemporary cupola, and warm,

glowing wood. All plumbing is in place for a commercial kitchen, composting and flush toilets, showers, and two additional kitchens. The middle and top floors are expansive, and can be adopted to multiple uses: performance space, studios, further living quarters, lab, spa, agricultural production, teaching space, offices...many possibilities. It also contains the basic layout for a one-bedroom apartment. Like the Farmhouse, it was designed to adapt to changing conditions and multiple uses.

STUDIO BARN | The c. 2001 Studio Barn is a c. 1860 horse barn that was moved and re-erected by the previous owners, and then converted to living quarters in 2005. It enjoys southern exposure and stunning views of Camels Hump. It is a cozy, quintessential getaway. It is a 2-story structure, with a hayloft used as the sleeping space and the old tack room is now a washroom/pantry. A full kitchen, eating area, and living room share the spacious main floor, with its hand-hewn frame and cathedral ceilings. Three stalls have been converted to a coatroom, a library/office, and a dressing/bathing room. A full, unfinished basement area offers 2 functional garage spaces, and houses the laundry facilities and a painting studio. This building is not currently

tied into the Energy Barn's renewable electric or heating systems, or backup generator, but can be.

CARETAKER'S RESIDENCE | The c. 2001 Cape-style residence was built by the Farm's previous owners for longtime caretaker, Paul Goodhouse. It is a 2-story structure featuring 2 bedrooms, 1 bath, a full kitchen, and living room. Below grade is a full, unfinished space with a woodstove and toilet, currently used as a workshop, that can accommodate 2 vehicles, smaller motorized vehicles (riding lawnmower, ATV), and recreational equipment. Attic space with an exterior door and pulley system serves as dry storage for lumber. This building is tied into the Energy Barn's renewable electric system, and backup generator.

POTENTIAL USES | Teal Farm Center is ripe for any number of uses, including a campus for one or several academic institutions, a green corporation's headquarters, a global conference center, spiritual retreat, or cooperative ownership by a consortia of for and not-for-profit organizations with common missions and shared goals. Of course, the Farm Center could continue as a private residence with agricultural and forestry uses.



ACCESSES & DISTANCES | Teal Farm Center is located 25 miles southeast of Burlington, the largest city in the state, with close proximity to colleges, cultural services, and an international airport. The property is nearly equidistant to Montpelier (the state capital) and Middlebury – about 40 minutes drive time. By car, the property is approximately 2.5 hours drive time from Montreal, 4 hours from Boston, and 6 hours from New York City. By plane, Teal Farm Center is a convenient 1-hour flight from both Boston and New York.

“THE TEAL FARM PROJECT REPRESENTS A LANDSCAPE WITH THE HIGHEST POSSIBILITIES FOR DEVELOPING A COLD-CLIMATE AGRICULTURE THAT HELPS TO REVERSE CLIMATE CHANGE, BUILD TOPSOIL RAPIDLY, FILTER WATER, IMPROVE WILDLIFE HABITAT, AND ENHANCE OTHER ECOSYSTEM SERVICES WHILE OFFERING PERPETUAL YIELDS WITH EVER-DECREASING DEPENDENCE ON OFF-SITE RESOURCES. TEAL FARM HAS BEEN DESIGNED AND IS DEVELOPING TO DO ALL OF THIS WHILE OFFERING POTENT, NUTRIENT-DENSE FOOD YIELDS, WHICH ARE BECOMING EVER MORE IMPORTANT TO HUMAN HEALTH IN THE 21ST CENTURY. TEAL FARM IS SHOWCASING THE MOST IMPORTANT POSSIBILITIES FOR MODELING AGRICULTURE AFTER THE FECUNDITY OF NATURAL ECOSYSTEMS.”

— BEN FALK, *Whole Systems Design* author of
Teal Farm's Master Plan

CONSERVATION VALUES | Property surrounded by mostly-forested, 1,246-acre watershed abutting Camels Hump State Forest, and part of greater Winooski and Camels Hump Watersheds. Significant wildlife habitat and diverse population, including migratory bird stopover, bear, moose, deer, fox, coyote, mink, otter, beaver, bobcat, fisher, weasel, turkey, rabbit, hawks, owls, hummingbirds, and northern songbirds.

**EXCLUSIVELY OFFERED & REPRESENTED BY
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Ms. Shawn M. Smith
SHAWN@EARTHASSET.COM
802.558.0623
EARTHASSET.COM

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