

For Sale

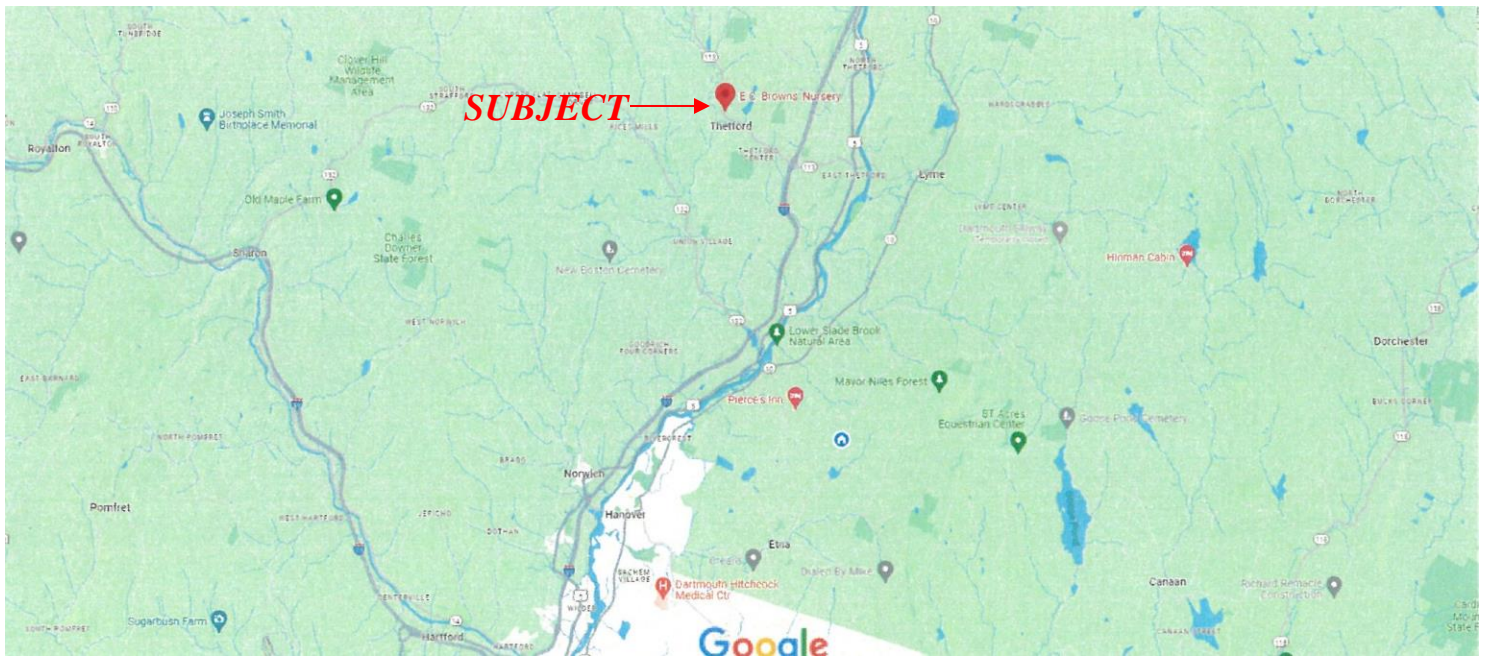
**Nursery and Garden Center
Buildings, Land, and Equipment
Three Bedroom Home
11.5+/- Acres**



**Lang McLaughry Commercial Real Estate
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904 – office
(603) 359-5836 – cell – Chris Hoskin
www.langmclaughrycommercialrealestate.com**



General Location Map



Route 113, Thetford Ctr., VT

Executive Summary

Founded in 1967, E. C. Brown's Nursery is located in the heart of Vermont and New Hampshire's Upper Valley. Providing plants and landscaping services to clients and customers locally and well beyond the region, this very highly regarded nursery continues to thrive.

The current generation is looking to pass on the operating business to the next caretaker. The sale includes the business, related equipment and inventory. The sale also includes the charming three-bedroom brick home.

The business and the home sit on the included 11.5+/- acres of land.

Offered at \$1,750,000.

***For additional information, please contact
Lang McLaughry Commercial Real Estate:***



Chris Hoskin

Sales Associate

Office: (603) 298-8904

Cell: (603) 359-5836

chris.hoskin@lmsre.com

Route 113, Thetford Ctr., VT



Property Information

Nursery and Garden Center, Land and Buildings, and Landscaping Business



**Route 113
Thetford Ctr., VT**

Garden Center, Real Estate and Landscaping Business

- **Located in the heart of the Upper Valley.**
- **Providing plants and landscaping services.**
- **Sale includes the business, related equipment and inventory.**
- **Business and home situated on 11.5+/- acres of land.**

Offered \$1,750,000.

Lot Size:	11.5+/- Acres	Power:	Circuit Breakers
Frontage:		Heat:	Hot Air, Oil
Zoning:		Gas:	
Building Dimension:	Multiple Buildings	Water:	Private
Total Area:	+/- SF	Sewer:	Septic Tank
Foundation:		Lighting:	
Store Front:		Air Conditioning:	No
No. of Floors:	Two (2)	Sprinklers:	
Floor Type:		Restrooms:	Two (2)
Roof Type:	Metal	Off St. Parking:	Yes
Floor Area:	Multiple Buildings	Loading Docks:	
Construction:	Wood Frame	Telecomm.:	Yes – Fiber Optic
Ceiling Height:		Internet Provider:	
Floor Load:	N/A	Land Assessment:	\$
Scaled Floor Plan:	N/A	Building:	\$
Outside Storage:	Yes	Total:	\$
Office:		Taxes:	\$
Manufacturing:	Gardening/Landscaping	Tax Map Location:	
Warehouse:	Yes, Limited for Equipment	Owner:	
Other Structure:	Yes, Multiple Greenhouses and Storage Sheds		



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Tax Map



Route 113, Thetford Ctr., VT



Photos



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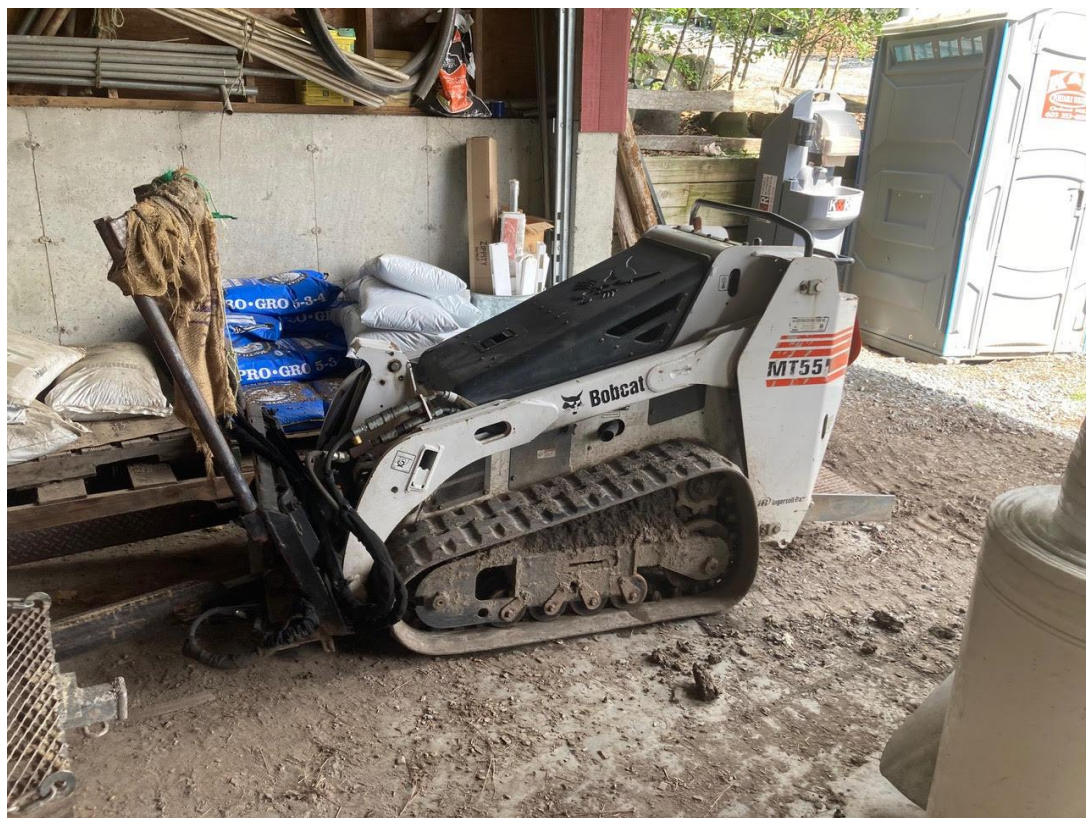
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

**I / We Acknowledge
Receipt of This Disclosure**

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign