



**Fountains
Land**
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Meadowbrook Farm

A beautiful working farm in the southern Adirondacks featuring two residences, a recently restored 1903 barn ideal for events, several outbuildings, and a brown trout-stocked creek.

Meadowbrook Farm offers a rare opportunity to own a historic working farm with exceptional natural beauty and versatile income potential. With its combination of residences, restored barns, cabins, and a renowned trout stream, this property can support agricultural operations, hospitality ventures, or an expansive private retreat. Highlights include:

- 🌲 A restored 1903 gambrel barn with a loft perfect for events
- 🌲 2 main residences, 2 cabins, and multiple farm outbuildings
- 🌲 Glen Creek, home to brown trout, flows through the property

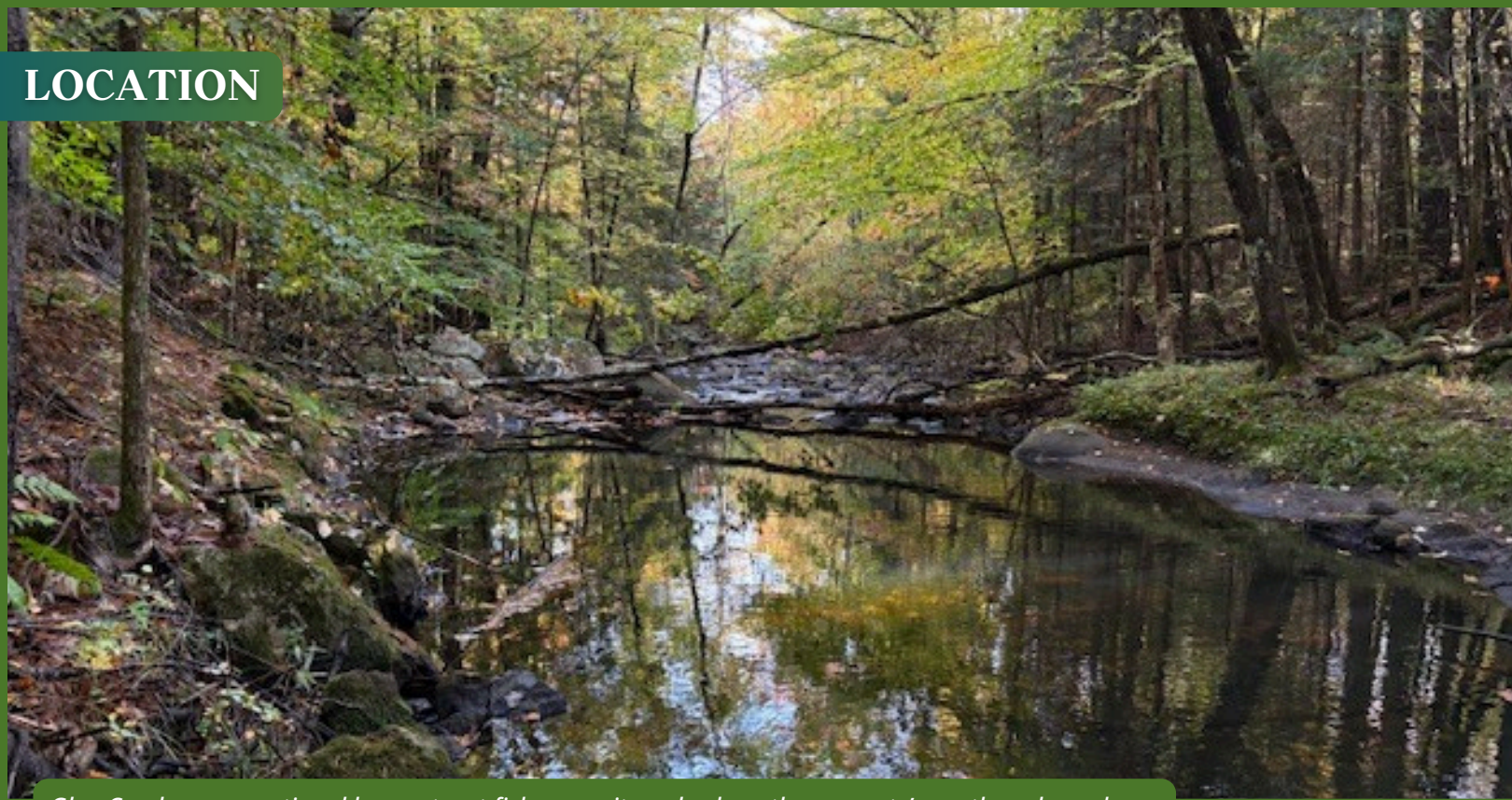
Property Highlights

- 💰 \$850,000
- 📏 54 Acres
- 📍 Thurman, NY
- 🏠 Home & Land



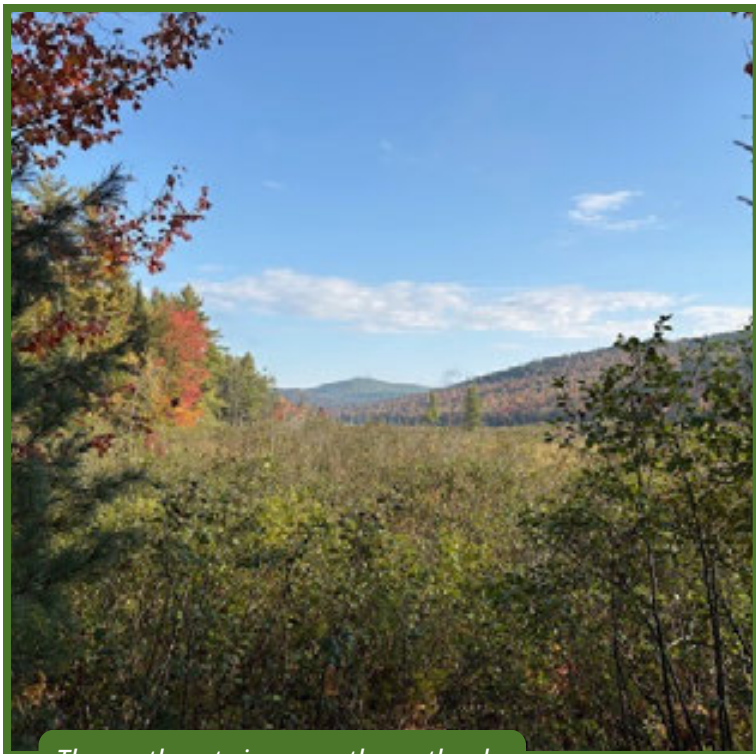
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LOCATION

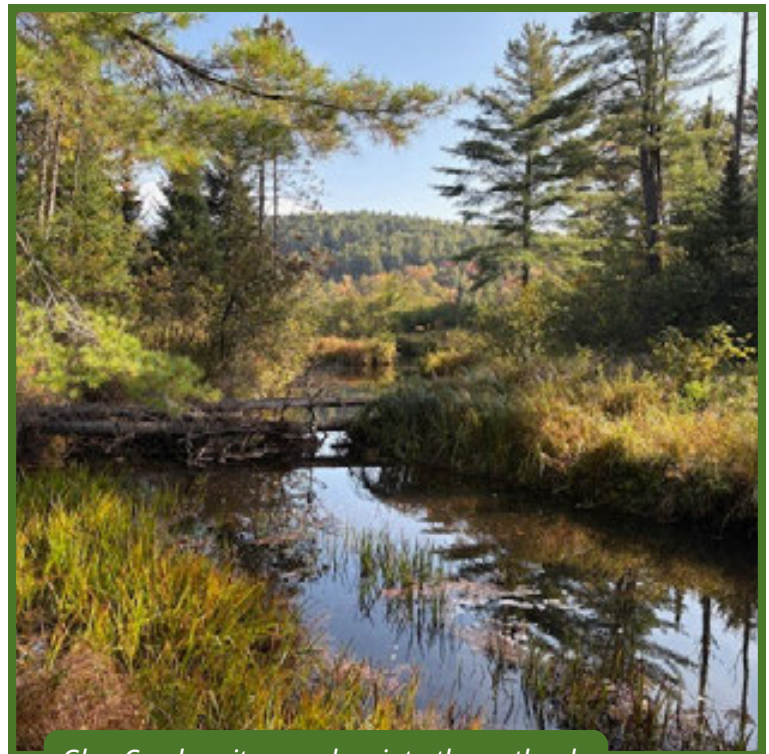


Glen Creek, an exceptional brown trout fishery, as it pools along the property's southern boundary.

Meadowbrook Farm is located in Thurman, New York, in the southern Adirondacks. The area is rural, with large private forestlands as well as New York State Forever Wild lands. Thurman is regionally known as an agricultural hub with many small family-run farms. Warrensburg, just 15 minutes away, is the closest commercial center with healthcare, restaurants, hardware stores, and garden centers. Gore Mountain ski area is 20 minutes north, and Hickory Hill, a nationally recognized backcountry ski area, is 10 minutes south. Several popular trailheads, including Crane Mountain, are within 15 minutes. Albany International Airport is one hour south.

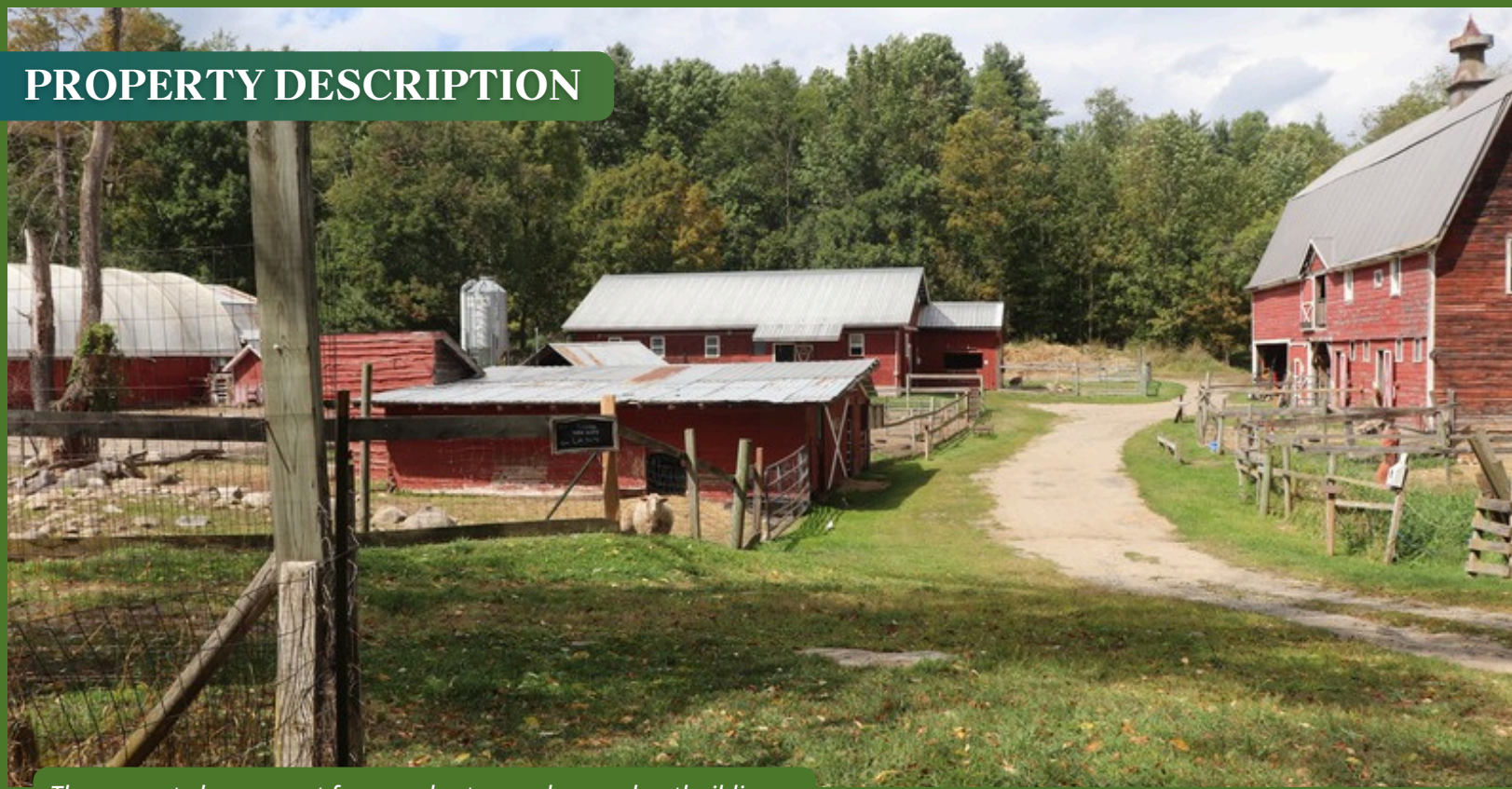


The northeast view over the wetlands.



Glen Creek as it meanders into the wetland.

PROPERTY DESCRIPTION



The property has a great farmyard setup and several outbuildings.

Meadowbrook Farm has been a working farm for generations and is currently operated as an animal sanctuary. The property includes multiple farm buildings, a barn adapted as an event facility, a caretaker's cottage, and two residences. It is comprised of two tax parcels totaling 54.15 acres. Glen Creek, a Hudson River tributary known for its exceptional brown trout, runs along the southern boundary. Toward the back, the creek flows into a wetland and beaver pond with sweeping mountain views. Beyond the main cluster of farm structures are fenced pastures with woods roads connecting the fields and forest.

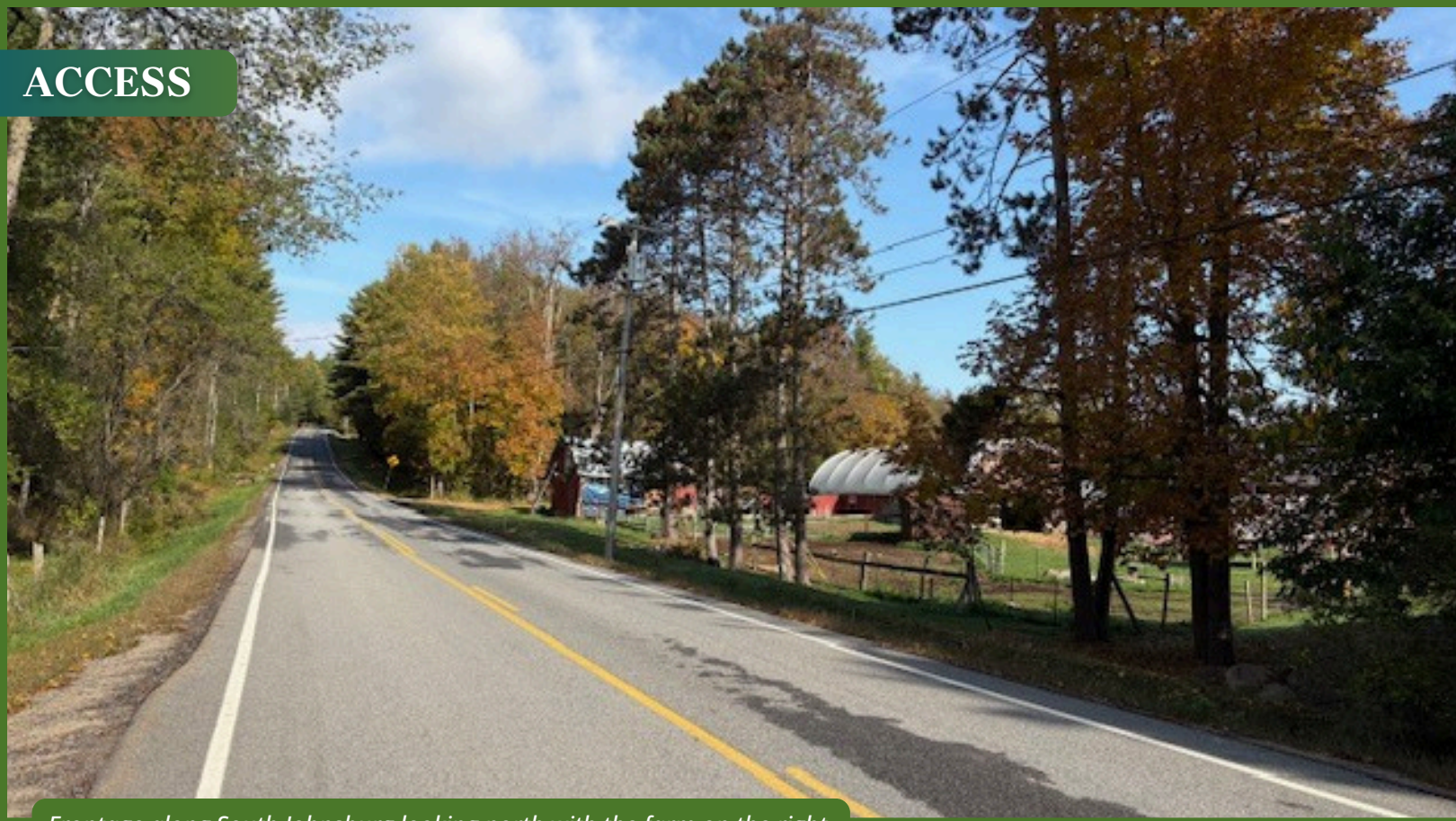


Large gambrel barn on the property, built in 1903 and restored in 2012.



Viewing the roof system from the loft of the restored gambrel barn, which was once an event space.

ACCESS

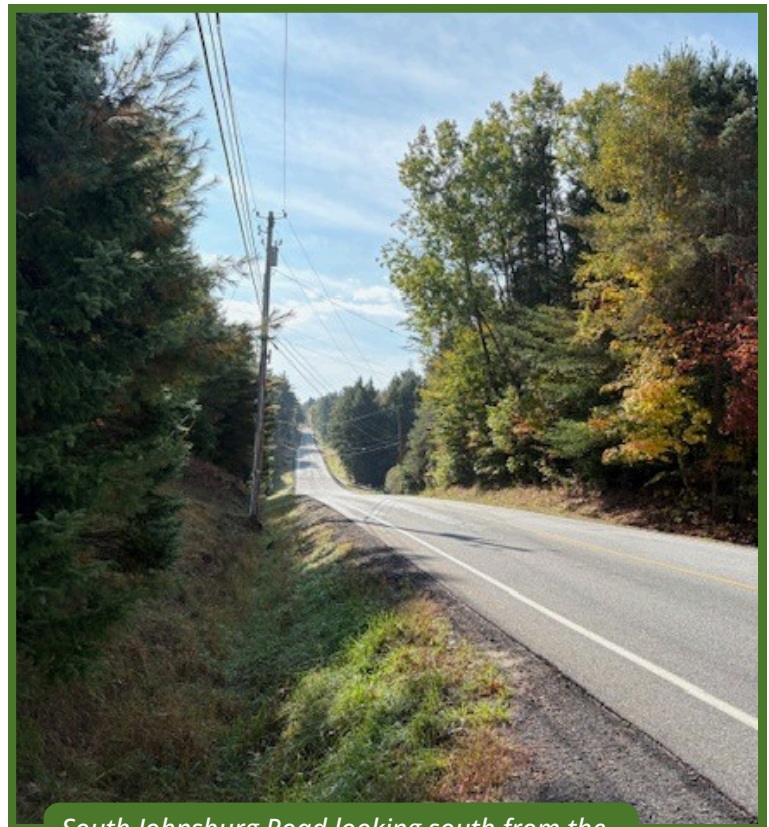


Frontage along South Johnsbury looking north with the farm on the right.

The property has approximately 875 feet of frontage on South Johnsbury Road, a paved and town-maintained road, with a primary driveway leading to the farmhouse and a secondary northern driveway providing access to the barns and outbuildings. Deeded access also exists via a gravel road through the southern neighbor's property.



The farmyard from South Johnsbury Road.



South Johnsbury Road looking south from the southern property boundary.

HOUSES & OUTBUILDINGS



The main farmhouse is a 3-bedroom, 2-bath residence, approximately 2,250 square feet in size.

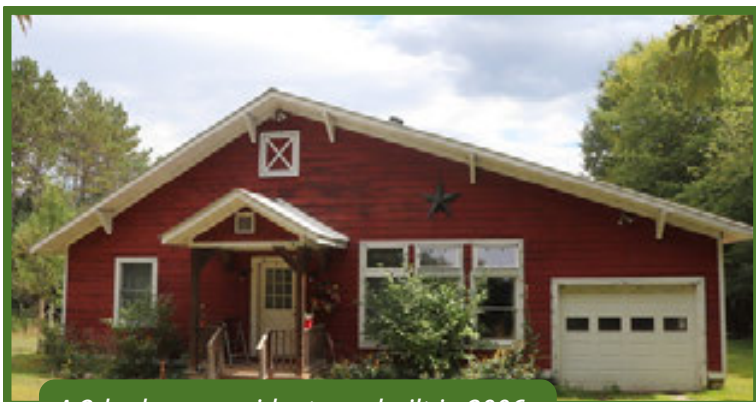
Meadowbrook Farm features two residences, several barns, and sheds. The main farmhouse is an approximately 2,300 square foot converted tipped-purlin barn with three bedrooms and two bathrooms, as well as an attached former cheese-making facility that includes a walk-in cooler, kitchen, and aging rooms. A second residence, built in 2006, offers two bedrooms, one bathroom, and an attached garage. The property also features a historic gambrel-roof barn built in 1903 and fully restored in 2012, with a loft whose soaring design resembles an inverted ship's hull and has been used as an event space. In addition, there are two smaller cabins that have traditionally served as staff housing, along with multiple smaller barns, sheds, and outbuildings that support the farm and sanctuary operations.



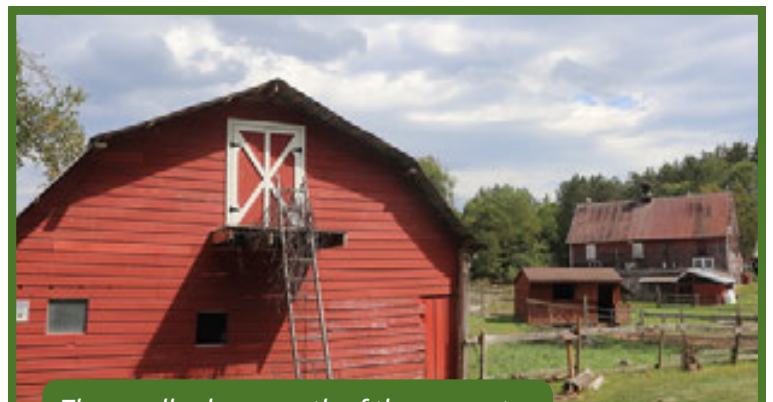
The main farmhouse.



The country-style kitchen in the main house.



A 2-bedroom resident was built in 2006.



The smaller barn north of the property.

TAX & TITLE

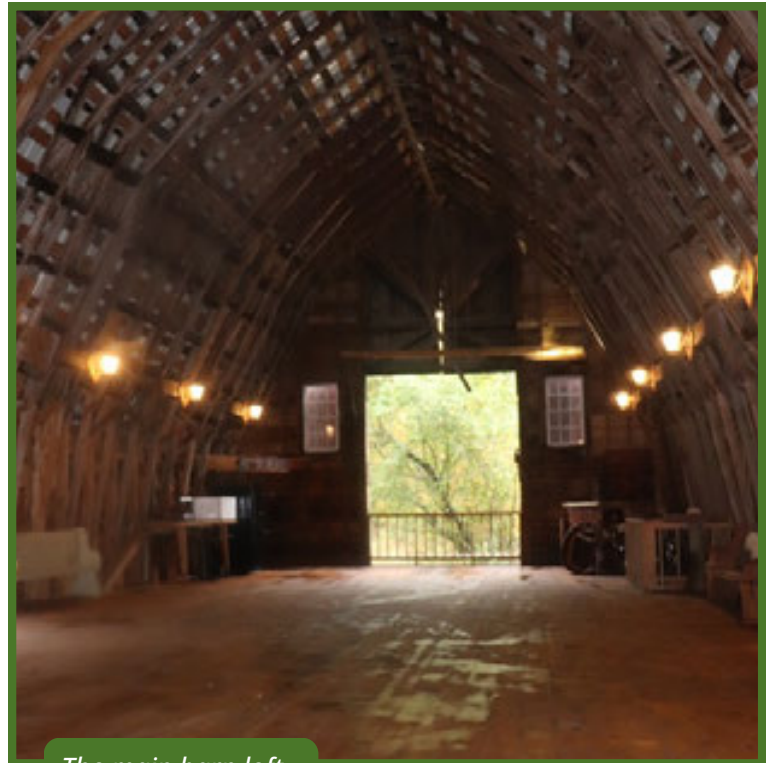


The two-bedroom residence from the front lawn.

The property consists of two Warren County tax parcels. The larger parcel is 50 acres and the smaller parcel is 4.15 acres. Both parcels are recorded in the Warren County Clerk's Office Book 5211, Page 47. The combined annual taxes total \$10,496.27.



The staff housing cabin.

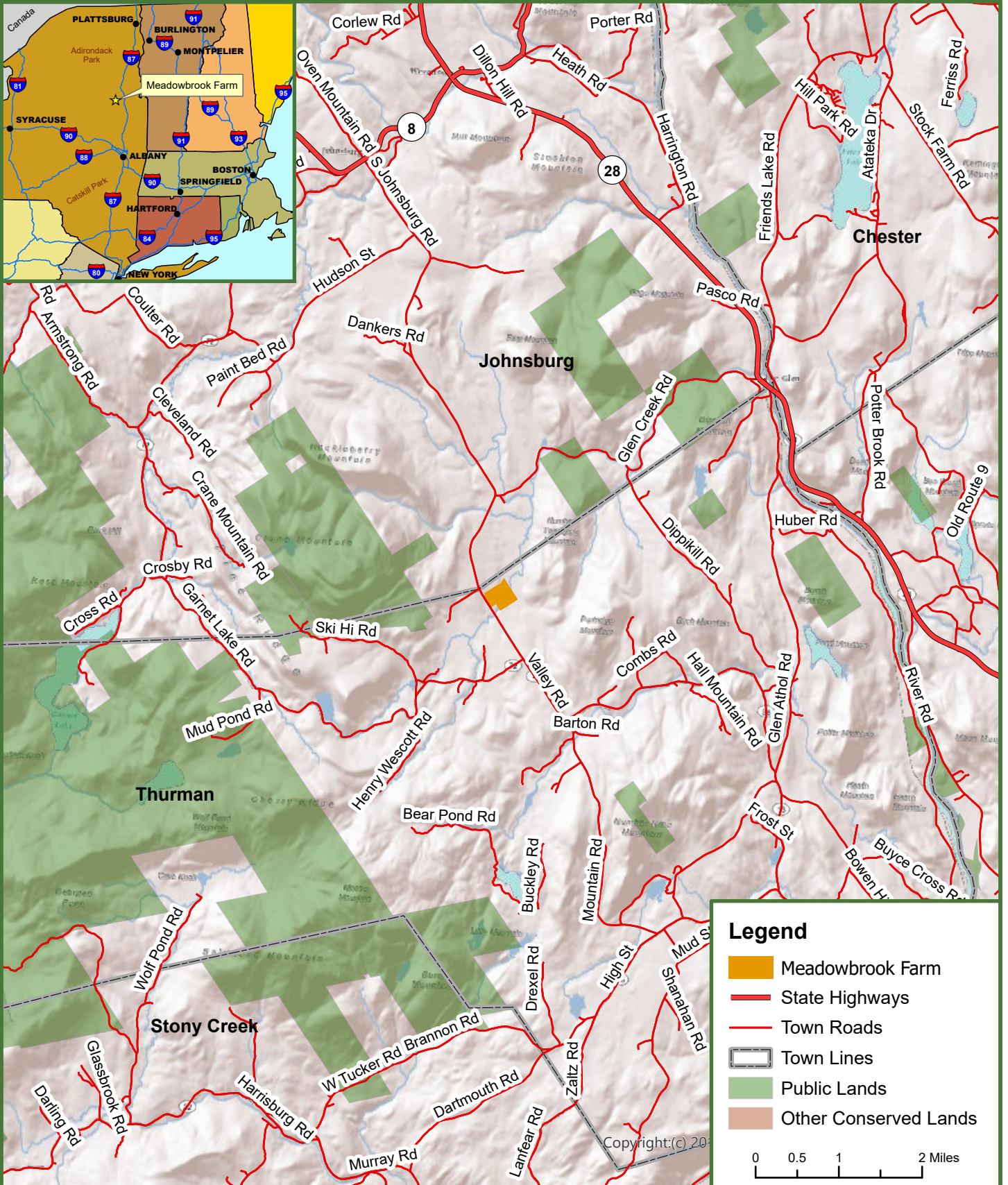
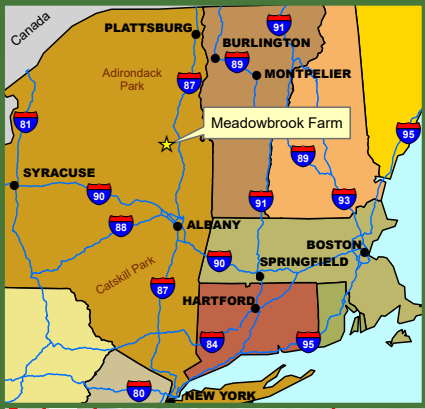


The main barn loft.

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Locus Map Meadowbrook Farm 54.15 Tax Acres Thurman, Warren County, New York



Legend

- Meadowbrook Farm
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

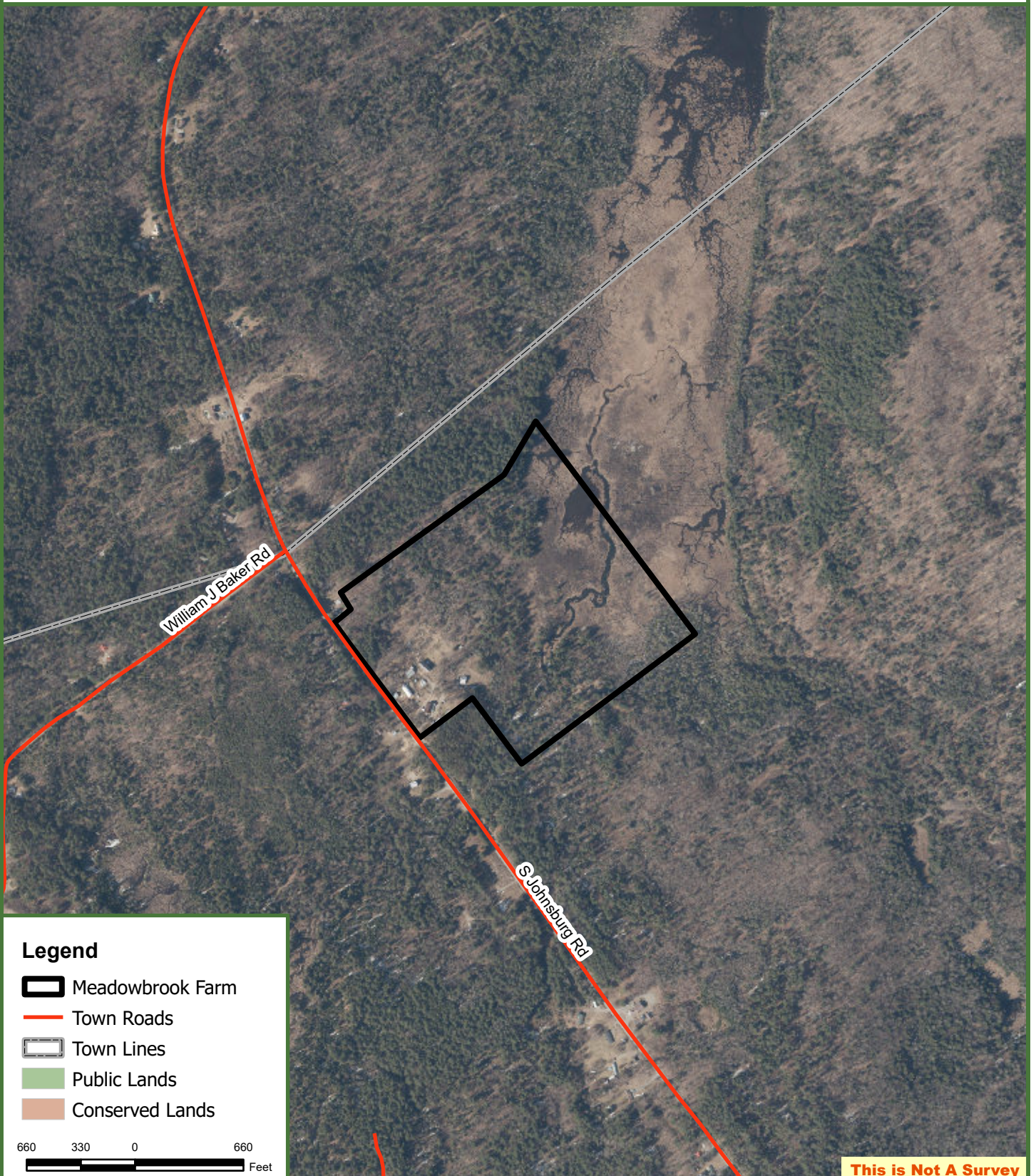


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Meadowbrook Farm

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Thurman, Warren County, New York



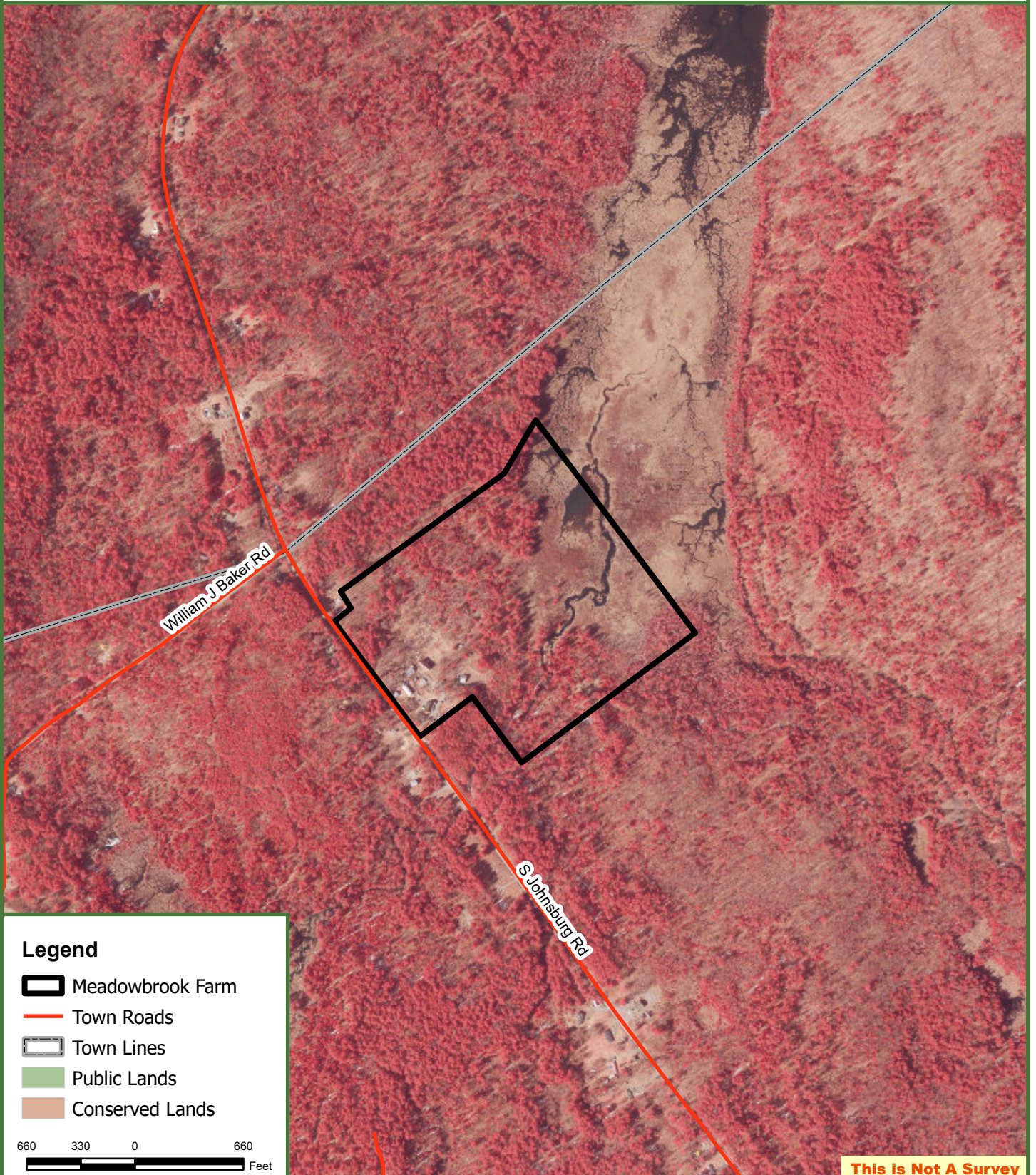
This is Not A Survey

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



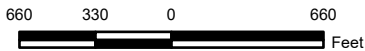
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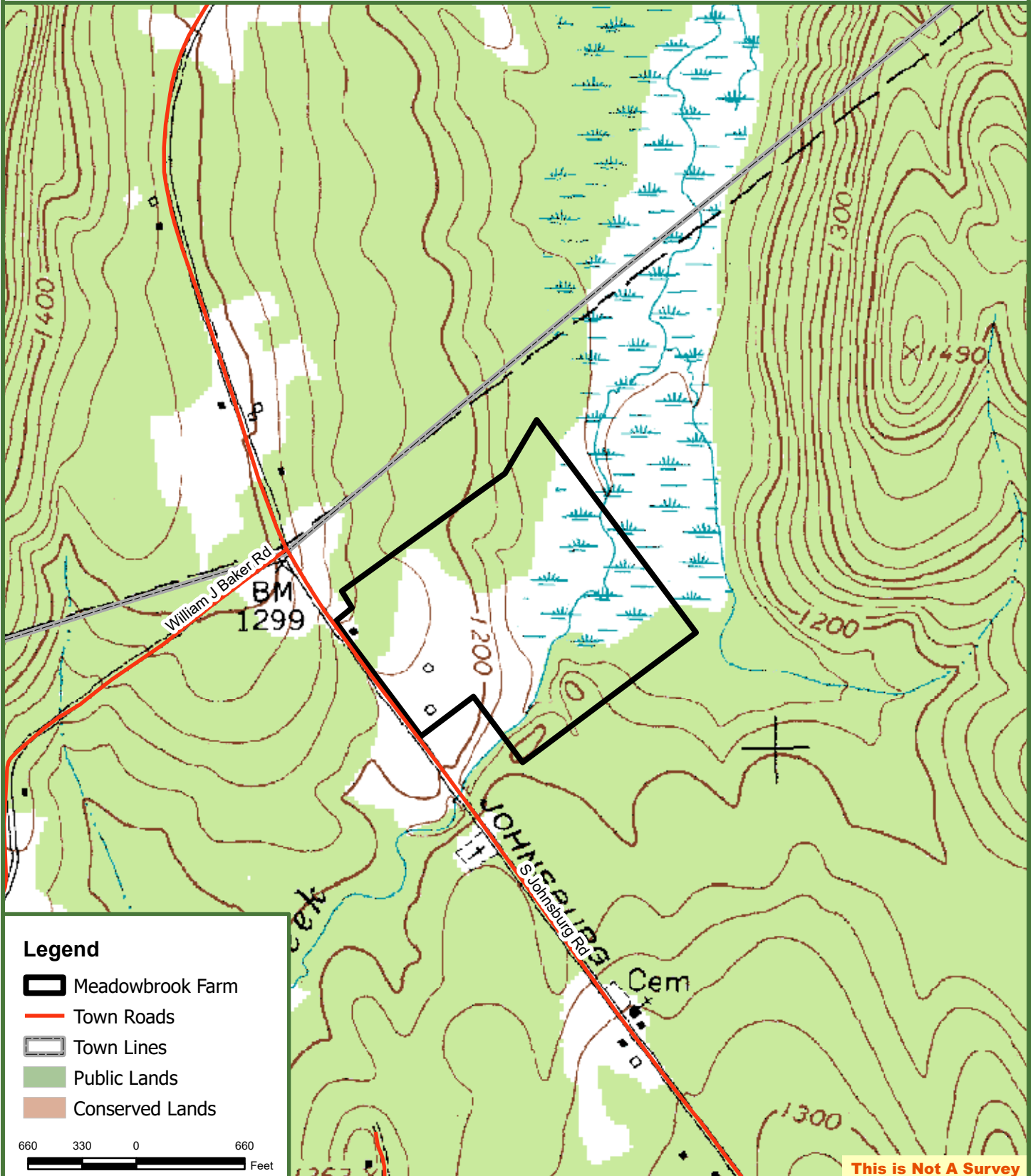


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