



GLEN BROOK FARM

Sherman, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Sherman, Connecticut

Litchfield County / New
York City - 80± miles

Glen Brook Farm

For many years a prized Arabian horse farm recognized as a Farm of Distinction, Glen Brook encompasses 75± picturesque acres of land including 25± acres of lush fenced pasture and paddocks. The farm has magnificent views of the surrounding hills and abuts land trust property. This serene country setting is only a 90 minute drive to New York City and less than 10 to the train. The centerpiece of the farm is a fabulous and well-equipped custom built 1997 Amish horse barn with 11 stalls and heated tack room with bath. A two bedroom caretaker's residence and separate hay storage and utility barn are also included. A fabulous site for a major residence allows for further expansion and other possible uses; from a grand country estate to a stunning farm. A conceptual plan is in place that may allow substantial tax savings.



Address:

1 Glen Brook Farm Rd,
Sherman, CT

Style: Cape

Age: 1997

Sq. Ft.: 1,600±

Acreage: 74.43±

Rooms: 4

Bedrooms: 2 **Baths:** 1 full

Fireplaces: 0

Price: Upon Request

Listing Agent:

Roger Saucy
860.868.7313 Ext. 22

All Data to be confirmed by Buyer.

Property Amenities

- 11-stall Amish Horse Barn
- Abuts Land Trust
- Views
- 25± Acres of Pasture
- 7000± ft. Fencing
- Prime Soils for Hay/Farming
- Hay/Utility Barn
- Site for New House
- 2-bedroom House
- Possible Tax Benefits through Development Right Donations

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(860) 435.6789 (860) 567.5060 (860) 354.3263 (860) 364.5993 (860) 868.7313 (203) 263.4040
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