Wanna be a farmer at Sunny Slopes? 2-3 acres tillable land w/irrigation

The property is located in Loudon, on the Soucook River about 5 miles from Concord center. Concord is 35,000 people with numerous multi-ethnic restaurants, 5 cultural venues, lots of businesses, and just over an hour from Boston, the WhiteMts and Lakes region, and the Atlantic coast. Property is in current use, was grazing land. There is also a pond and the river about 20-25' lower than the lowest available farming/gardening area. Small barn, wood shed and shop, tractor shed, two chicken coops (8-10 birds), four other sheds, and solar panels. (13.5 KW) Separate from main house with basement apt, for rent in spring are: a 12x12 fully insulated, cabin (lofted sleeping area) w/screened in porch overlooking the pond, and a seasonal 16' Stout/Bell tent on elevated pea stone pad overlooking

river -both are wired, heated, wifi, w/composting toilet outhouse, and a 9x24 tiny house with deck, one lofted sleeping area and one lofted storage area with full kitchen and bath overlooking the river. Spring/summer 2025, we want to construct a

permanent greenhouse with geothermal heating w/root cellar. Ford 1720 full sized tractor and several attachments. Lease negotiable after farmer views/presents a plan for use. Would like to be close to Organic standards. Owners are retired science educator (sos-steam.org) , and Belgian by birth philologist/sheep

farming/The Woolery founder (woolery.com) who both feel society survival is keyed to more people becoming farmer/gardeners. To that end would like to create a 501c3EZ that does both "organic" food production and provides educational opportunities for K-12 students and adults in gardening/farming, renewable energy production, forestry (fruit and nut tree) practice, bee keeping etc. If developed, lessee would get some payment for helping to teach and prep for the programs from donations and fees from the 501c3EZ($50K/year). Reach out to:

Phil and Marian at pbrow1199@gmail.com or text/call at 603-726-6587   Thanks!