

Sterling College

Craftsbury, Vermont



Photography
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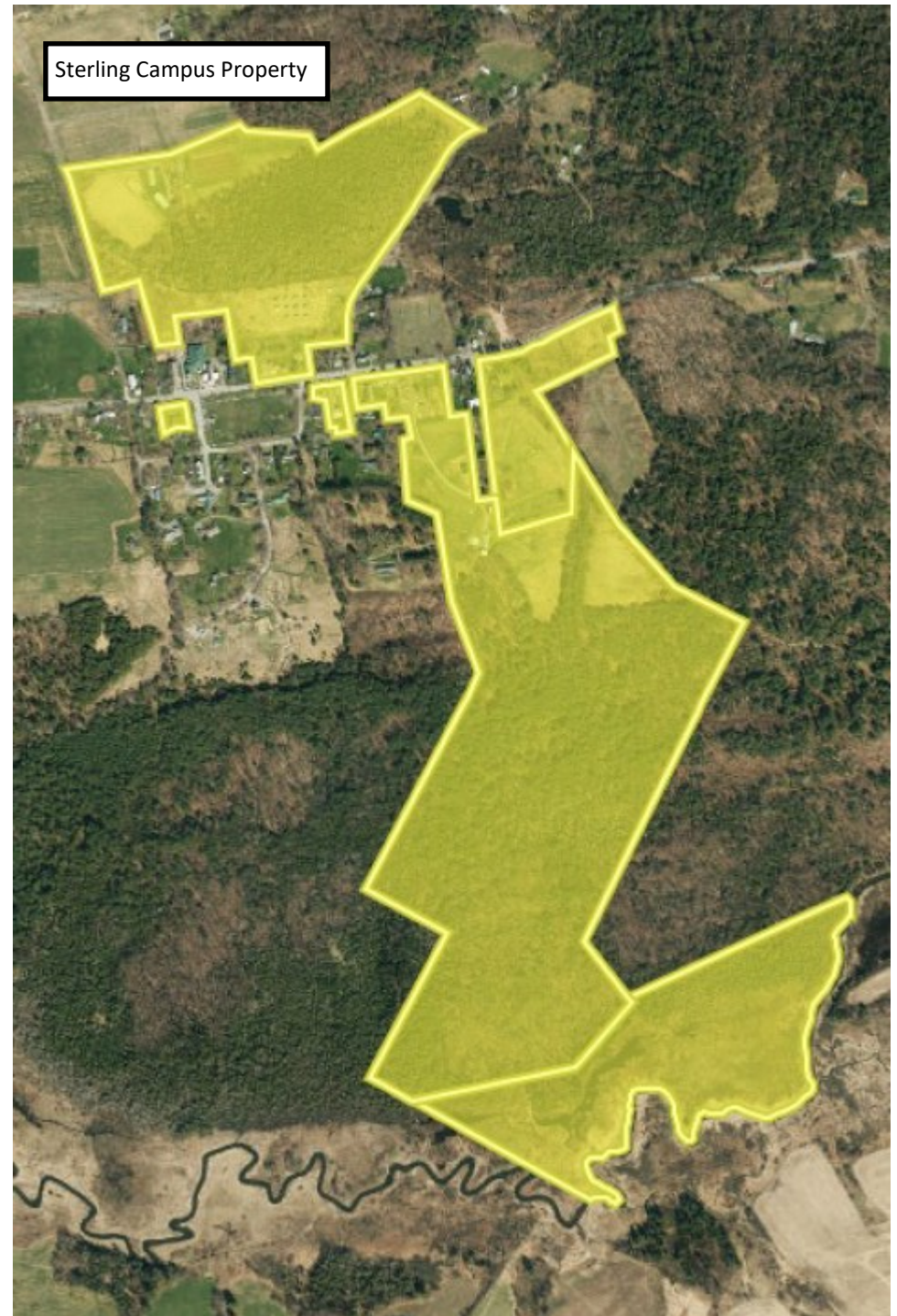
Executive Summary

Originally founded as a boys' college preparatory school in 1958, the campus transitioned to a new educational model as Sterling College in 1974. As an accredited four-year college, it awarded Bachelor and Associate of Arts degrees in Ecology, Environmental Humanities, Outdoor Education, and Sustainable Agriculture & Food Systems. Faced with declining enrollment and rising costs, the College developed a teach-out plan, and at the direction of the Board of Trustees, the school closed at the conclusion of the 2026 spring semester.

Now the existing Sterling College campus is available for acquisition. The property includes twenty-six buildings and 165+/- acres in the heart of Craftsbury, Vermont. A summary of the existing buildings is included further in this prospectus.

The offering includes all furniture, fixtures, and equipment of the school and presents a unique opportunity to acquire a turn-key campus for redevelopment or other prospective uses.

Craftsbury is one of the oldest and most picturesque towns in Vermont, featuring a classic New England village green called, "The Common", historic homes, and timeless charms. Known for its access to outdoor recreation, it is easily accessible on the southern edge of the Northeast Kingdom in Orleans County. Residents and visitors alike may enjoy fishing, hiking, world-class cross-country skiing, mountain biking, trail running, rock climbing, sculling, biathlon (nordic skiing and shooting), snowmobiling, and more. Boating activities abound on three quiet ponds.



The Campus

Approximately 35% of the property is cleared, with emphasis on the agricultural portion of the campus (gardens and pastures) and areas along the main roads, which are suitable for development. Municipal water serves the developable area and septic systems are required. The topography includes some slopes and forested areas totaling 82 acres, which are all enrolled in current use. A portion of the property is in wetlands and borders the Black River. Two power purchase agreements for 13 tracking solar panels benefit the property.

A majority of the buildings are located on the main campus. Twelve primary buildings totaling 65,210 square feet range from 1 to 3 stories and include dormitories, offices, meeting spaces, classrooms, lounges, a library, a bouldering gym, a dining facility, two commercial kitchens, and outbuildings for various trades. Outdoor amenities include a former grass soccer field and volleyball court, a 36-foot-high climbing tower, a small ropes course, recreation paths, expansive perennial gardens, fruit trees, and various production fields.

The dormitories have a capacity of 110 beds, with average sizes of 177 to 387 square feet. Common areas include lounges, kitchens and kitchenettes, laundry rooms, and storage space.

In addition to the primary buildings, there are 16 outbuildings totaling 20,437 square feet. These include storage facilities, classrooms for trades such as woodworking, blacksmithing, gardening, sugaring, homesteading, and animal husbandry.



Exteriors



Exteriors

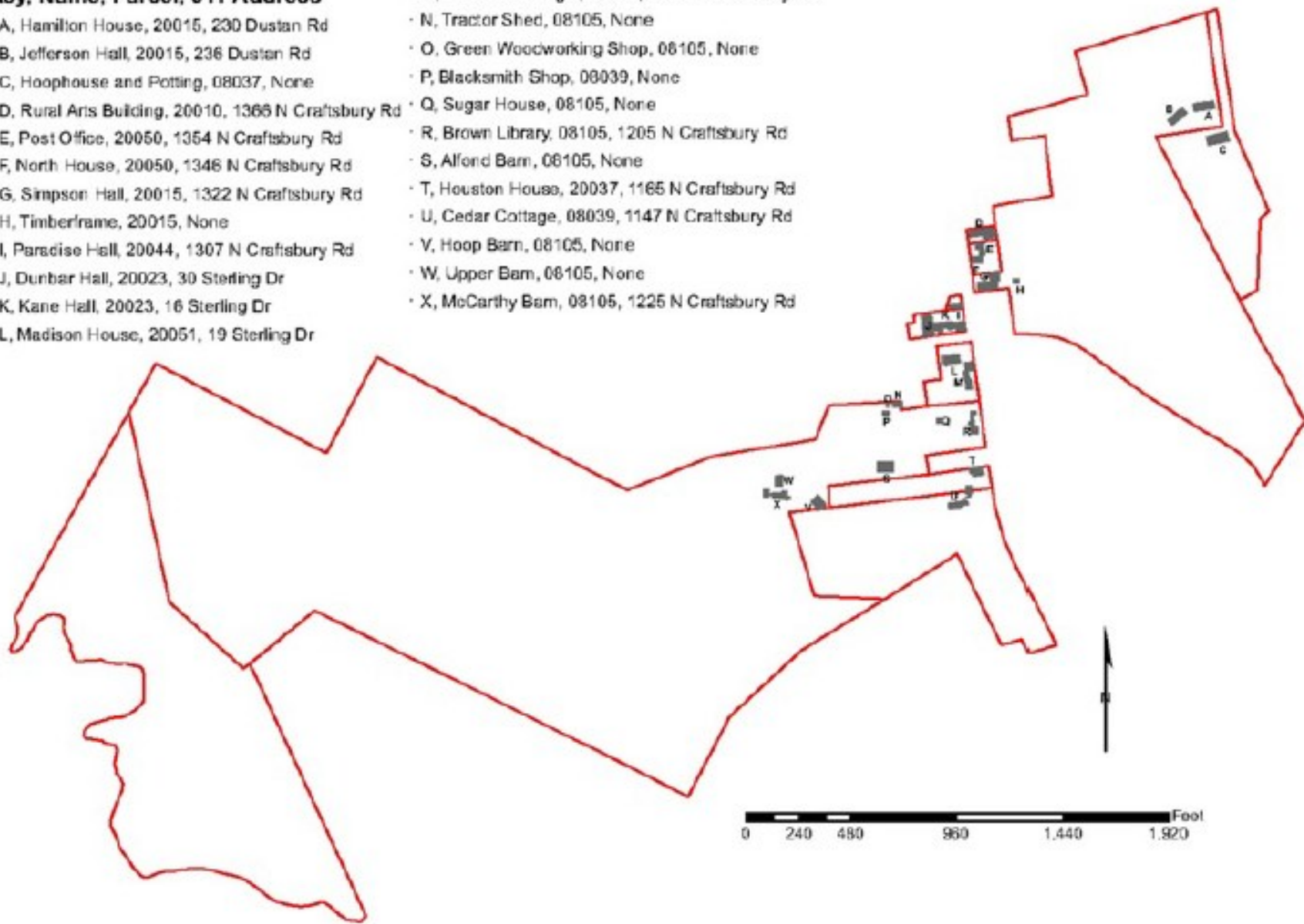


Campus Maps

some buildings have new names

Key, Name, Parcel, 911 Address

- A, Hamilton House, 20015, 230 Dustan Rd
- B, Jefferson Hall, 20015, 236 Dustan Rd
- C, Hoophouse and Potting, 08037, None
- D, Rural Arts Building, 20010, 1366 N Craftsbury Rd
- E, Post Office, 20050, 1354 N Craftsbury Rd
- F, North House, 20050, 1346 N Craftsbury Rd
- G, Simpson Hall, 20015, 1322 N Craftsbury Rd
- H, Timberframe, 20015, None
- I, Paradise Hall, 20044, 1307 N Craftsbury Rd
- J, Dunbar Hall, 20023, 30 Sterling Dr
- K, Kane Hall, 20023, 16 Sterling Dr
- L, Madison House, 20051, 19 Sterling Dr
- M, Merlin and Mager, 20051, 1253 N Craftsbury Rd
- N, Tractor Shed, 08105, None
- O, Green Woodworking Shop, 08105, None
- P, Blacksmith Shop, 08039, None
- Q, Sugar House, 08105, None
- R, Brown Library, 08105, 1205 N Craftsbury Rd
- S, Alford Barn, 08105, None
- T, Houston House, 20037, 1165 N Craftsbury Rd
- U, Cedar Cottage, 08039, 1147 N Craftsbury Rd
- V, Hoop Barn, 08105, None
- W, Upper Barn, 08105, None
- X, McCarthy Barn, 08105, 1225 N Craftsbury Rd



Interiors



Interiors



A PICTURESQUE COUNTRY TOWN WITH A HEART

Family-run farms can be found throughout its **five vibrant villages**: Craftsbury Common, Craftsbury Village, East Craftsbury, Collinsville, and Mill Village. The Black River winds through a fertile valley with beautiful views of the surrounding hills.

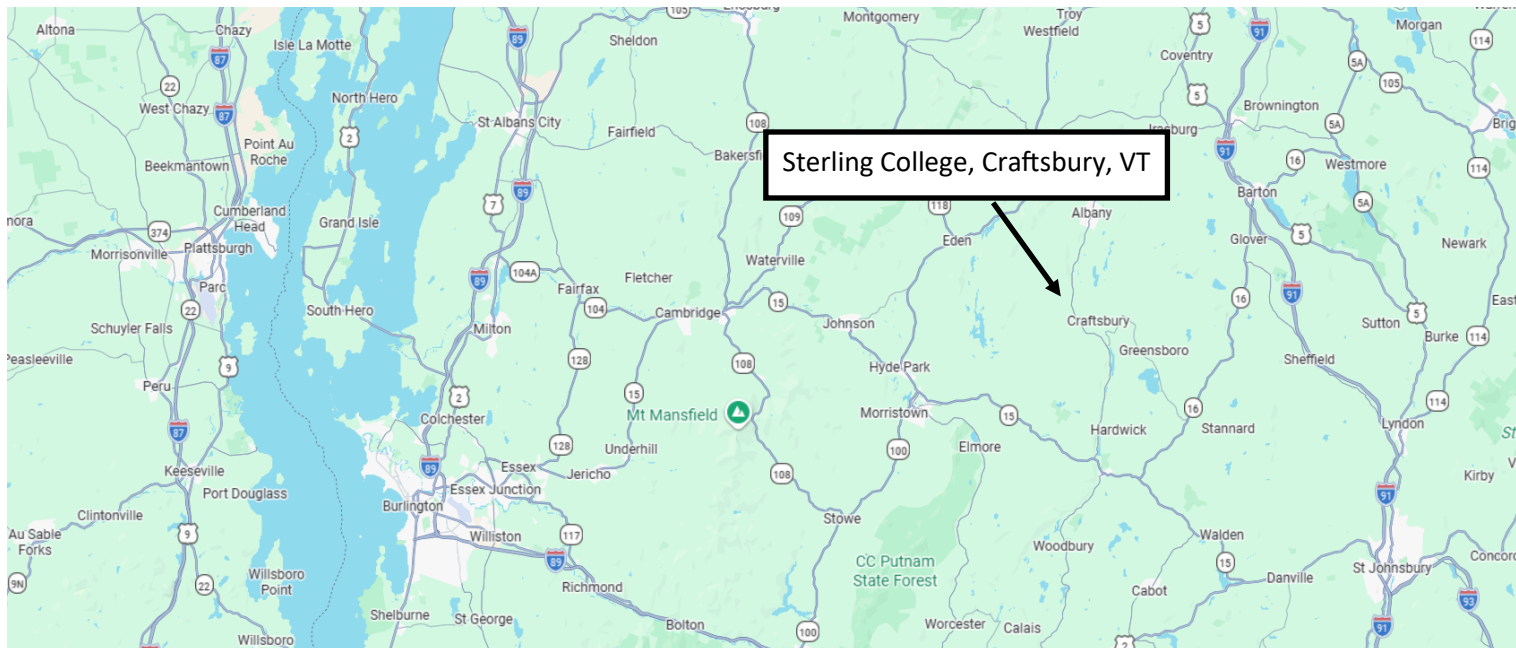
A year-round population of 1,343 (2020) gives Craftsbury a small-town vibe. Well-known for its recreational opportunities in all seasons, the town supports two—**yes, two**—beloved general stores in the village.

Craftsbury is easily accessible on the southern edge of rural Northeast Kingdom in Orleans County. Residents and visitors can enjoy fishing, world-class cross-country skiing, mountain biking, running races, sculling, biathlon (skiing and shooting), snowmobiling, and more. Boating activities abound on three quiet ponds in all seasons. Check out [Craftsbury Trails](#) for great hikes.

Find **locally produced products** like maple syrup, organic meat, and vegetables at the summer Farmer's Market and farm stands around town, thanks to local entrepreneurs. Sterling College, an ecologically-based four-year work college on the common, draws students interested in sustainable agriculture.

The **creative arts** are alive and well here—thanks to local artists, writers, and musicians! Enjoy summer concerts on the common, book discussions by authors at the town's two libraries, writing workshops, and more.

Craftsbury is known as the 1955 **filming location** of "The Trouble with Harry" by Alfred Hitchcock.



Sale Process & Timeline

The Sterling College Campus is offered for sale on an “as-is” basis and without a formal asking price. Prospective purchasers will have an opportunity to tour the campus on scheduled tour dates. These tours will include access to a representative sampling of the buildings, facilities and grounds.

**Offers will be due by 5:00PM on
Monday July 20, 2026**

Offers must include a price, description of a proposed use of the campus, financial qualifications to acquire the properties, prior acquisition experience, and a closing date.

All inquiries are to be directed to:

Yves Bradley

yb@vtcommercial.com

802-363-5696



Tour Dates

July 6, 8, 10, 2026

Tours are by an appointment. Please contact Yves Bradley.



All information contained herein is believed accurate but is not warranted by V/T Commercial. This offer is subject to errors and omissions and change or withdrawal without notice. This is not a legally binding offer to sell. Prospective buyers assume all risk associated with the acquisition of this property.