

2155 Monument Hill Road - Hubbardton  
2155 Monument Hill Road  
Hubbardton, VT 05735

**\$40,000**  
22± Acres  
Rutland County



**2155 Monument Hill Road - Hubbardton  
Hubbardton, VT / Rutland County**

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**SUMMARY**

**Address**

2155 Monument Hill Road

**City, State Zip**

Hubbardton, VT 05735

**County**

Rutland County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

43.731522 / -73.166839

**Taxes (Annually)**

798

**Dwelling Square Feet**

304

**Acreage**

22

**Price**

\$40,000

**Property Website**

<https://www.landleader.com/property/2155-monument-hill-road-hubbardton-rutland-vermont/38311>



**PREFERRED  
PROPERTIES**

## **PROPERTY DESCRIPTION**

Outdoorspeople, wildlife enthusiasts, and hunters will covet the recreational opportunities that this remote 22 +/- acre property offers in Hubbardton, VT. Setback at the end of an approx. one mile long private right-of-way, the property features a well-built, but unfinished, off-grid primitive camp constructed in a small, private clearing. Awaiting your vision for finishing touches, the primitive camp will offer a wonderful, secluded basecamp for your recreational excursions once finished! The real attraction of this property, however, is the entire northern boundary abuts the High Pond Natural Area - 2,500+ acres of conserved, public land stretching across four towns, which is accessible for recreation and hunting! See attached documentation for more info. The deeded ROW access to the property is a private woods road that is not plowed during the winter - but is passable with a truck or SUV in the summer. This wooded parcel has a gentle slope up to the north and consists of mostly softwoods featuring hemlock with some Maple stands as well. Several old logging trails provide good access around the property. In the summer, you'll enjoy close proximity to several lakes and ponds, including Lake Bomoseen, to the south! Stable concrete footings, a metal roof, rough openings for windows, and a framed small porch area make up the 19' x 26' structure. No drive-bys allowed.



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## Locator Map



## Locator Map



## Satellite Map



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Michael Wrobel

**Mobile**

(802) 272-2791

**Email**

wrobel@preferredpropertiesnh.com

**Address**

149 Knight Lane

**City / State / Zip**

Williston, VT 05495

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
(800) 557-8186  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

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