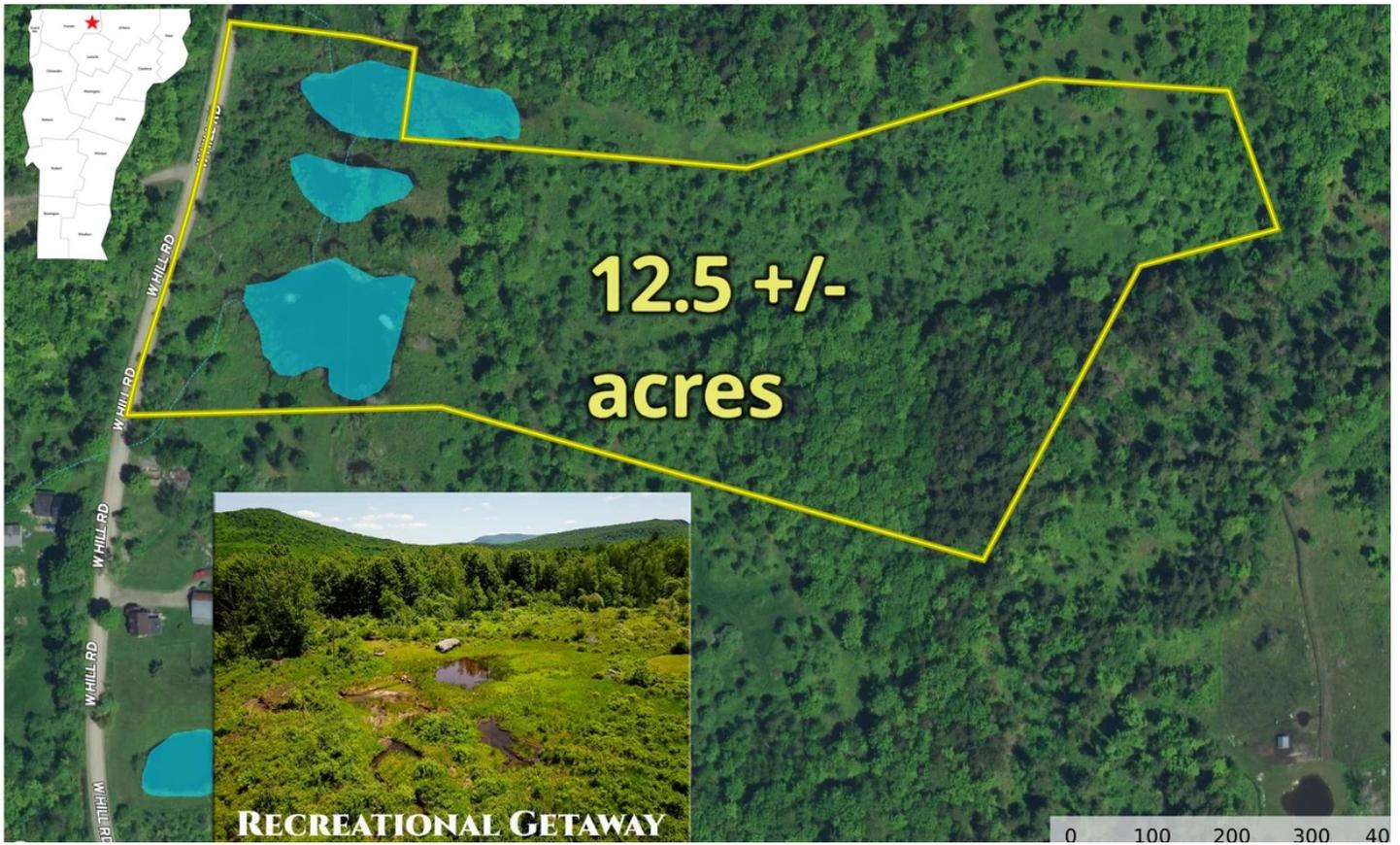


Recreational Getaway in Montgomery, VT
2215 West Hill Road
Montgomery, VT 05471

\$35,000
12.500± Acres
Franklin County



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PROPERTIES

MORE INFO ONLINE:
preferredpropertiesvt.com/

Recreational Getaway in Montgomery, VT
Montgomery, VT / Franklin County

SUMMARY

Address

2215 West Hill Road

City, State Zip

Montgomery, VT 05471

County

Franklin County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

44.870684 / -72.660323

Taxes (Annually)

588

Acreage

12.500

Price

\$35,000

Property Website

<https://www.landleader.com/property/recreational-getaway-in-montgomery-vt-franklin-vermont/41791>



Recreational Getaway in Montgomery, VT Montgomery, VT / Franklin County

PROPERTY DESCRIPTION

This 12.5 +/- acre property is ideal for your recreational getaway in the charming northern Vermont town of Montgomery! Perfect for camping, hunting, and general outdoor recreation, the property consists of Class II wetlands spanning the front of the property and an 8 +/- acre woodland located in the rear of the property. A walking or ATV path along the southerly boundary of the property would provide best area to cross the wetlands to access the back acreage with some clearing of the heavy brush. Just imagine parking out front by the r and walking or ATVing to your private campsite setback in the peaceful woodland. Per the Vermont Wetlands Rules, "hunting, birdwatchii boating, trapping, fishing, horseback riding... and similar outdoor recreational activities" are an allowed use within Class II wetlands withc a wetland permit. There are two utility poles serviced by VT Electric Coop located on the property near the wetlands, and West Hill Road i gravel, Class III year-round town-maintained and plowed road. Development of the property for construction of a cabin or residence may have some challenges due to the wetlands that encumber the front of the property. The property is being sold as a recreational parcel or State wastewater regulations, wetland and stormwater rules, and town zoning apply. Just 25 minutes from the Canadian border and 45 minutes to St. Albans City! Come find tranquility in Montgomery!



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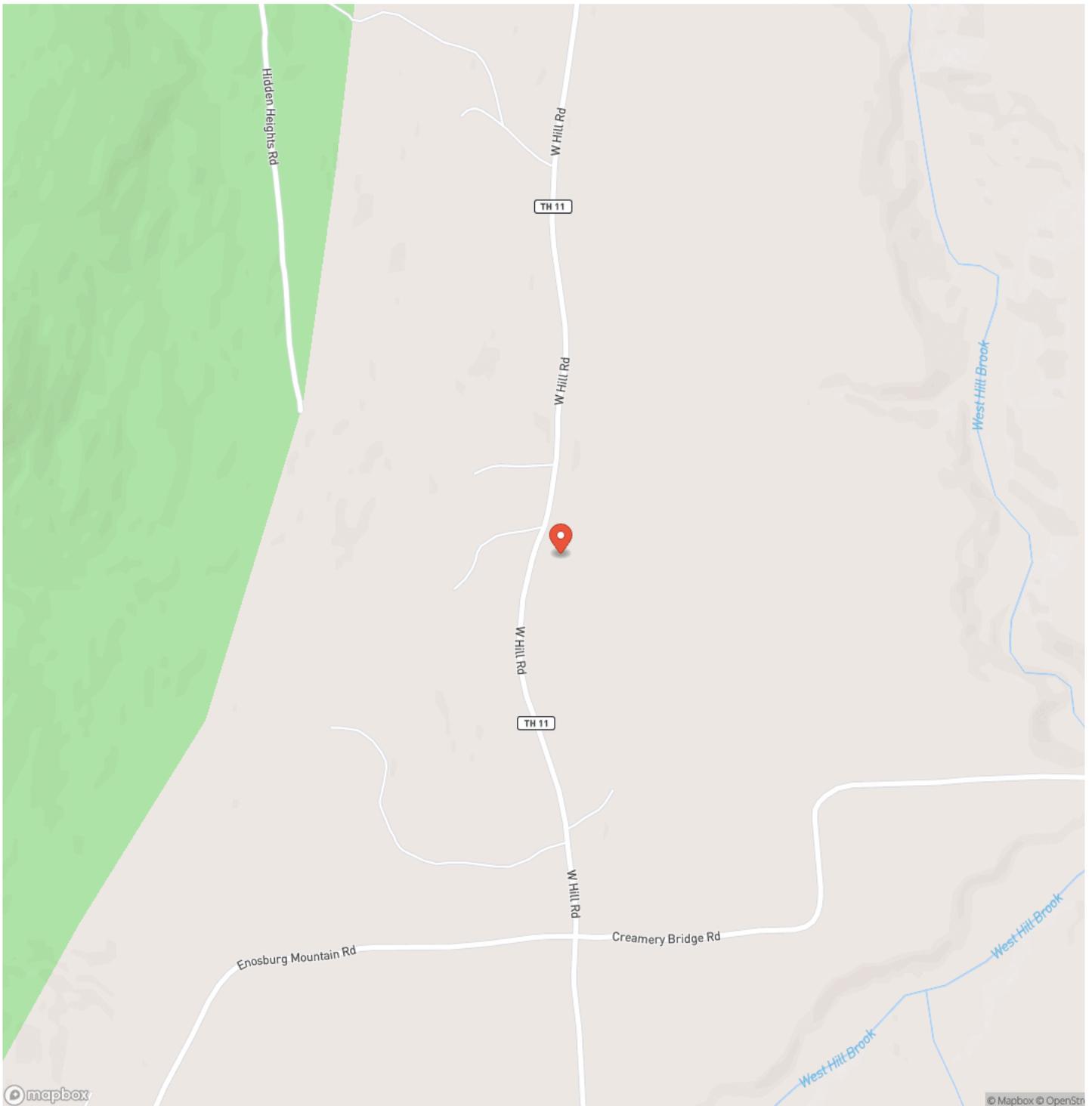
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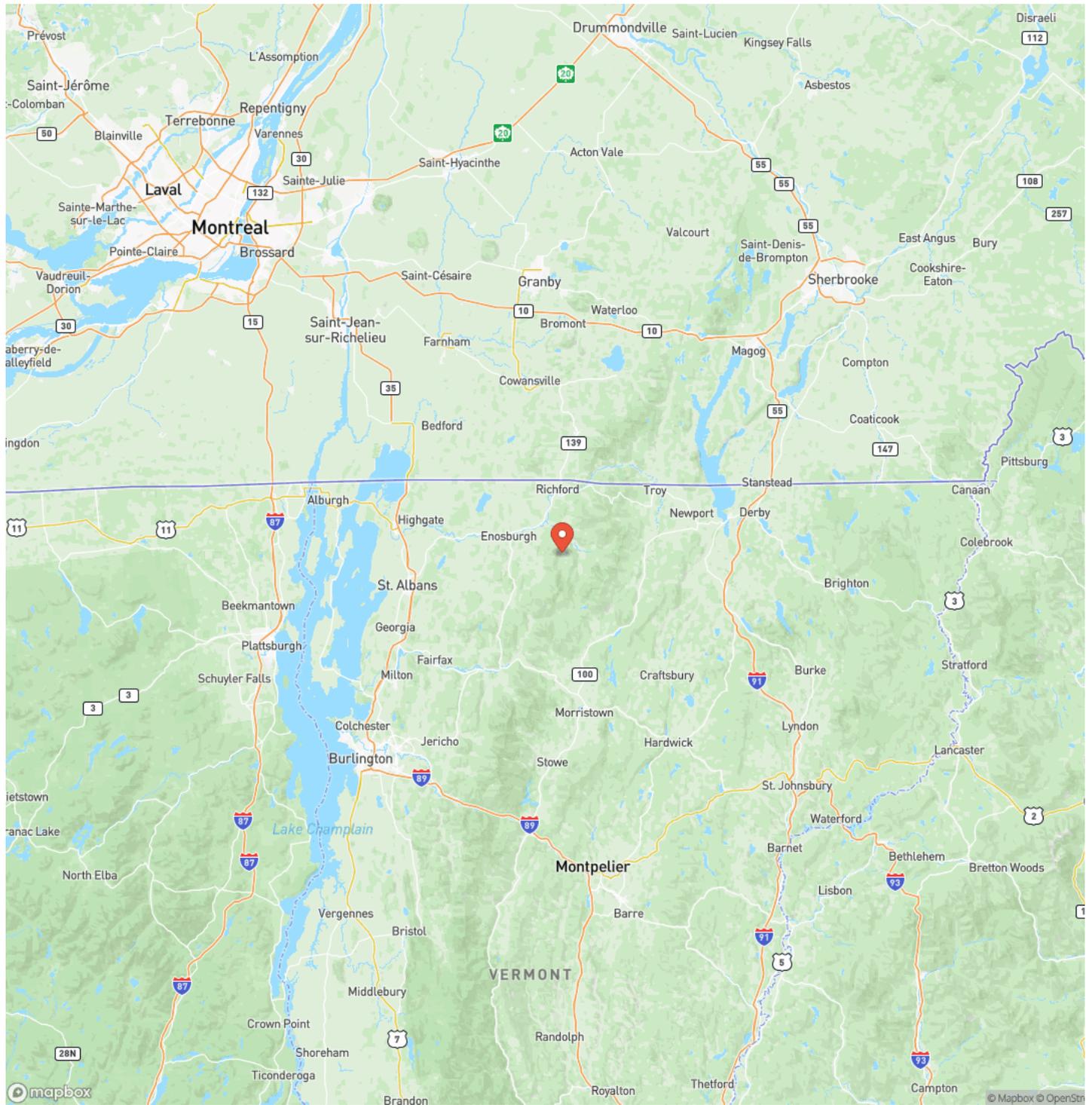
Recreational Getaway in Montgomery, VT
Montgomery, VT / Franklin County



Locator Map

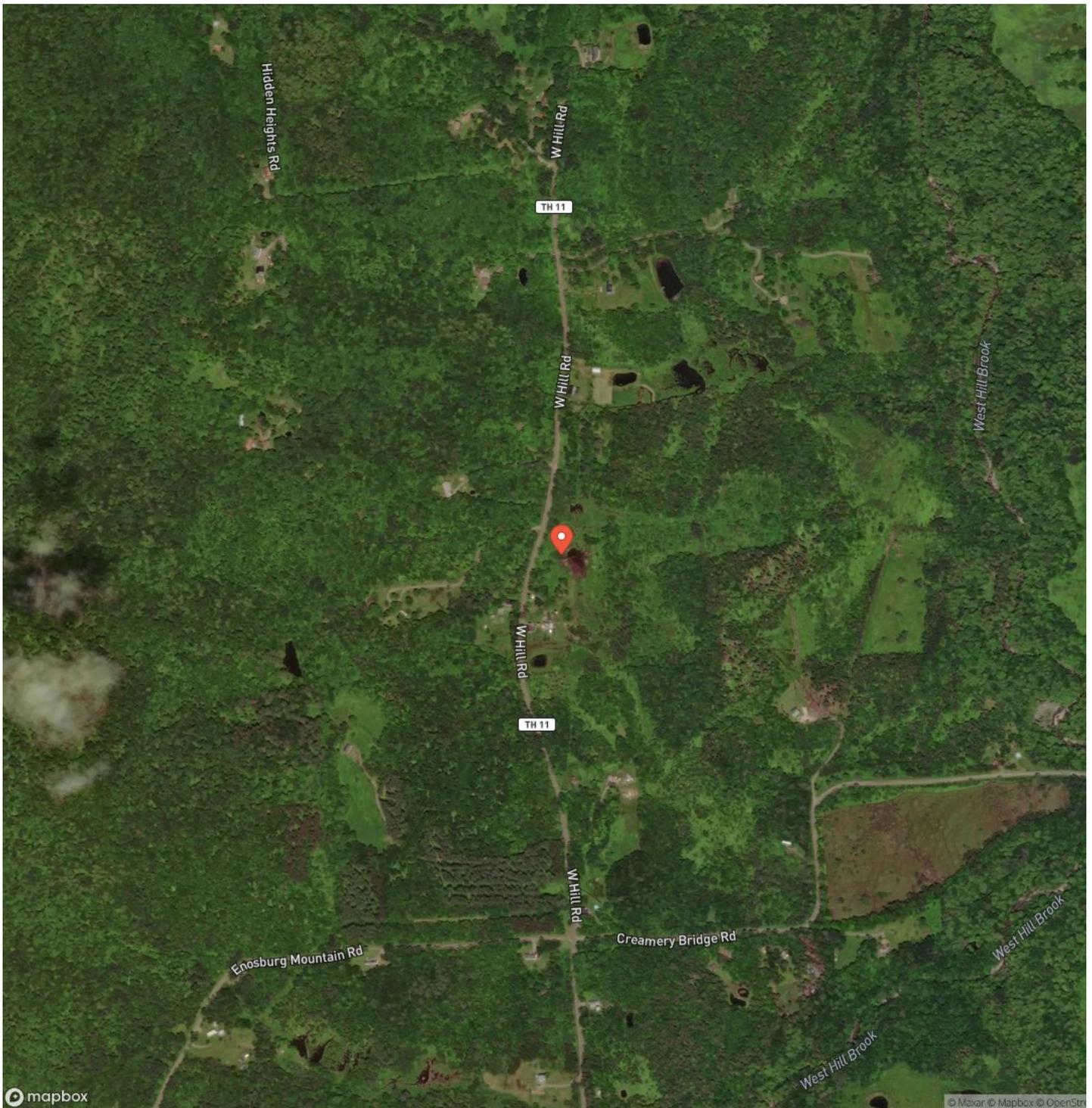


Locator Map



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Satellite Map



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DISCLAIMERS

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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 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 relation 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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