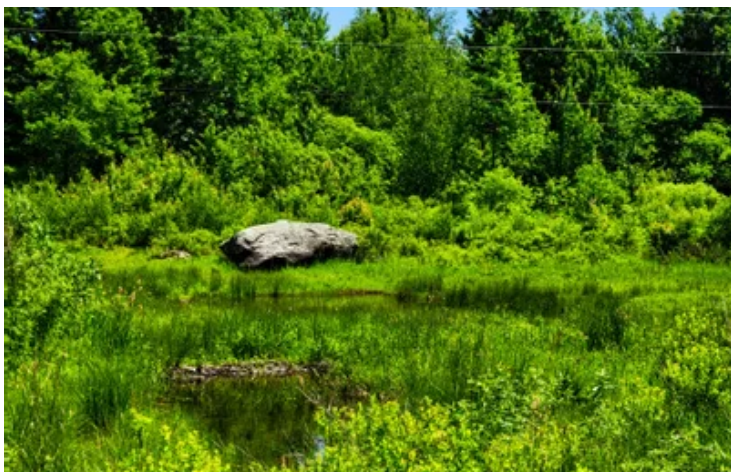
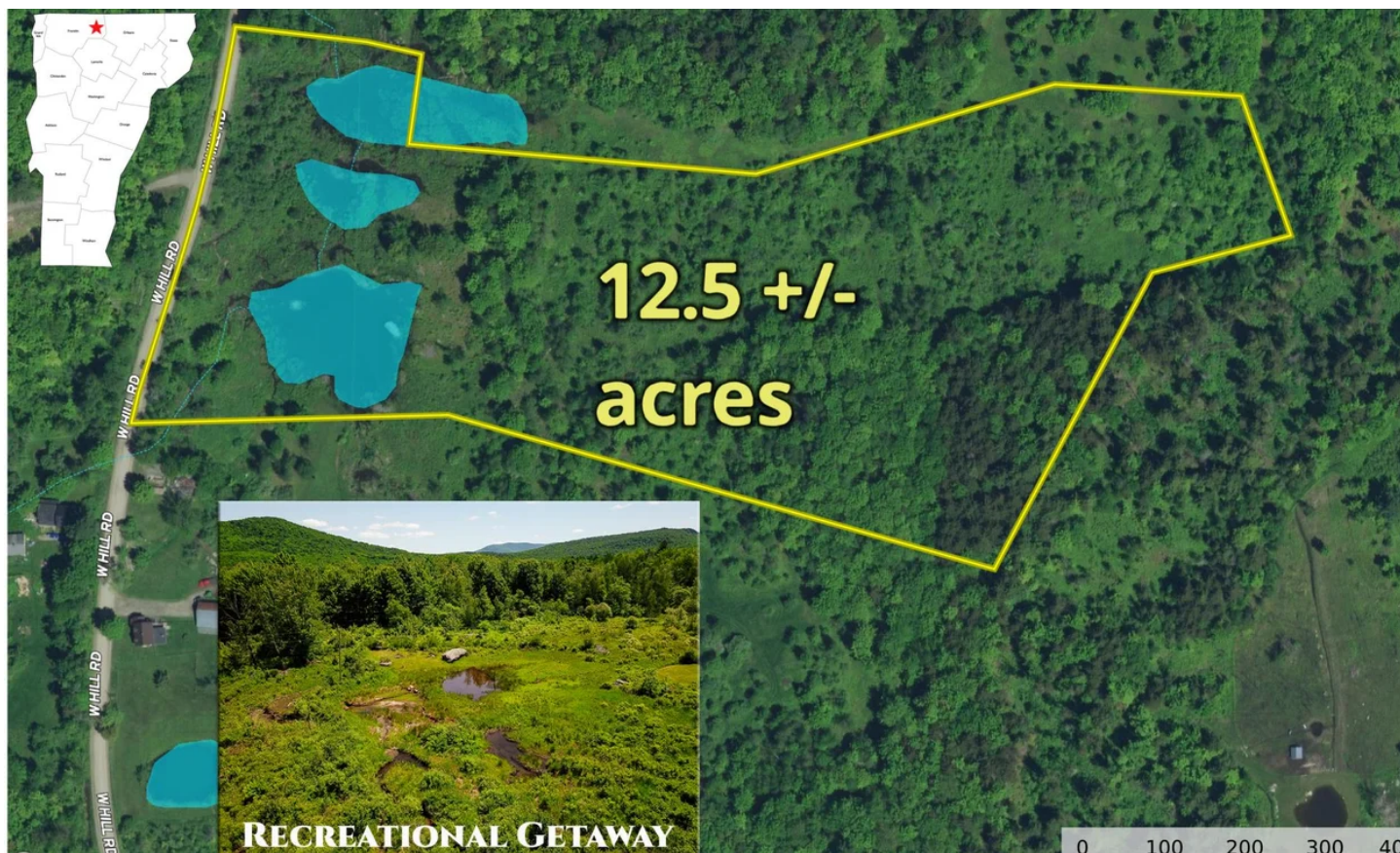


Recreational Getaway in Montgomery, VT
2215 West Hill Road
Montgomery, VT 05471

\$35,000
12.500± Acres
Franklin County



PREFERRED
PROPERTIES

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>



PREFERRED
PROPERTIES

Recreational Getaway in Montgomery, VT

Montgomery, VT / Franklin County

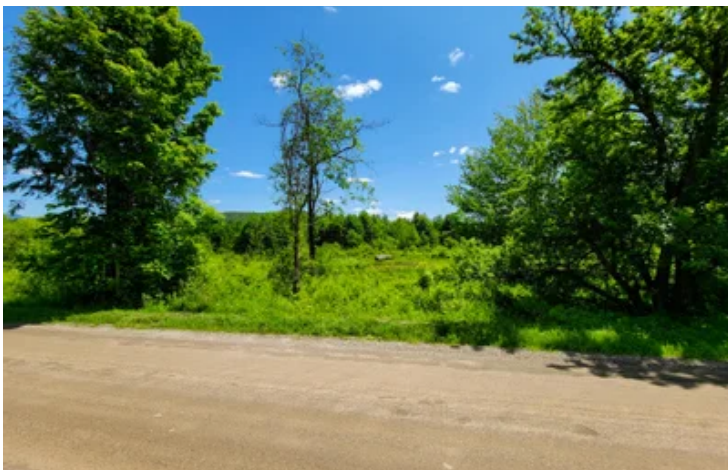
PROPERTY DESCRIPTION

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 road and walking or ATVing to your private campsite setback in the peaceful woodland. Per the Vermont Wetlands Rules, "hunting, birdwatching, boating, trapping, fishing, horseback riding... and similar outdoor recreational activities" are an allowed use within Class II wetlands with a wetland permit. There are two utility poles serviced by VT Electric Coop located on the property near the wetlands, and West Hill Road is 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!



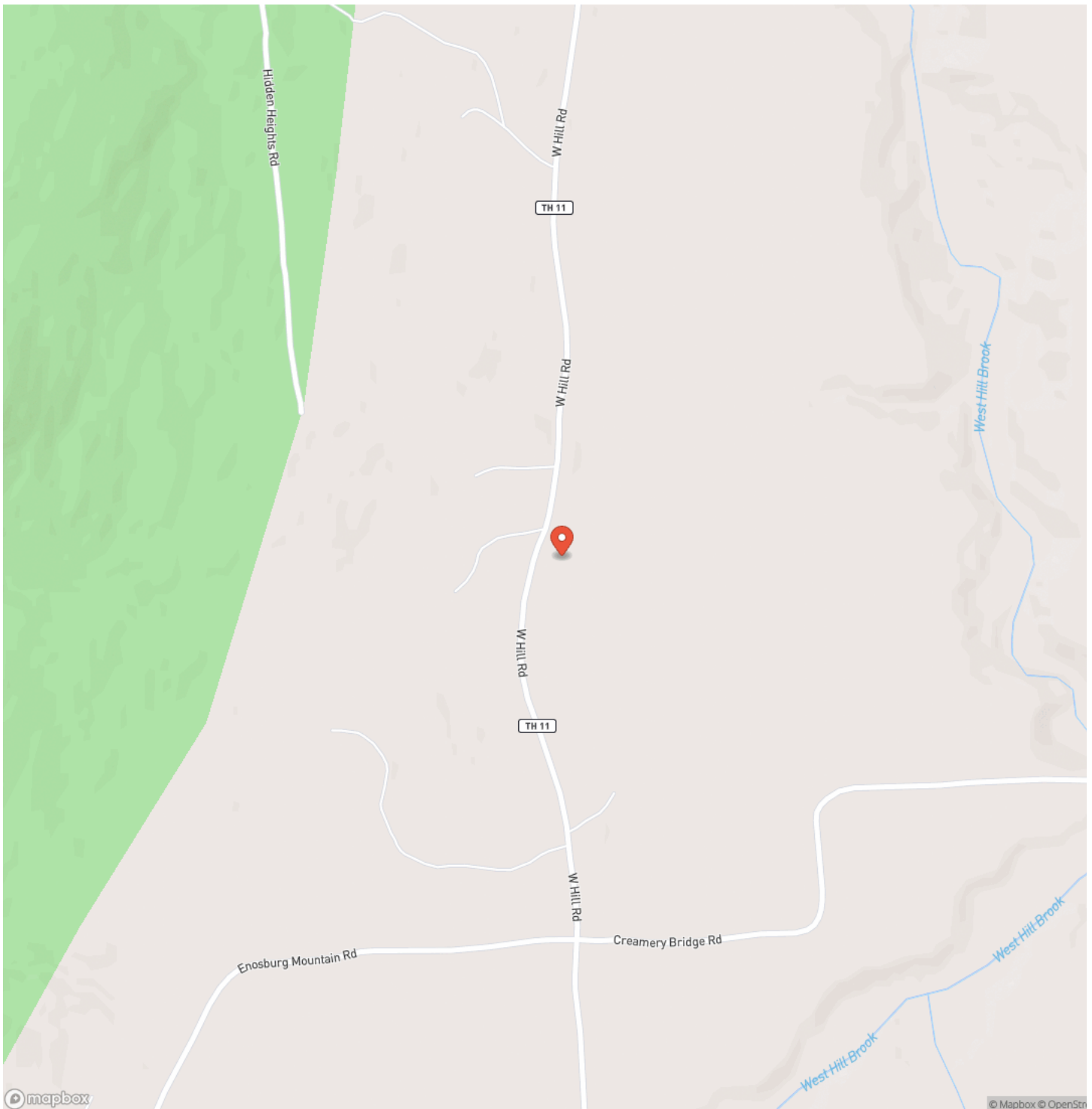
**PREFERRED
PROPERTIES**

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



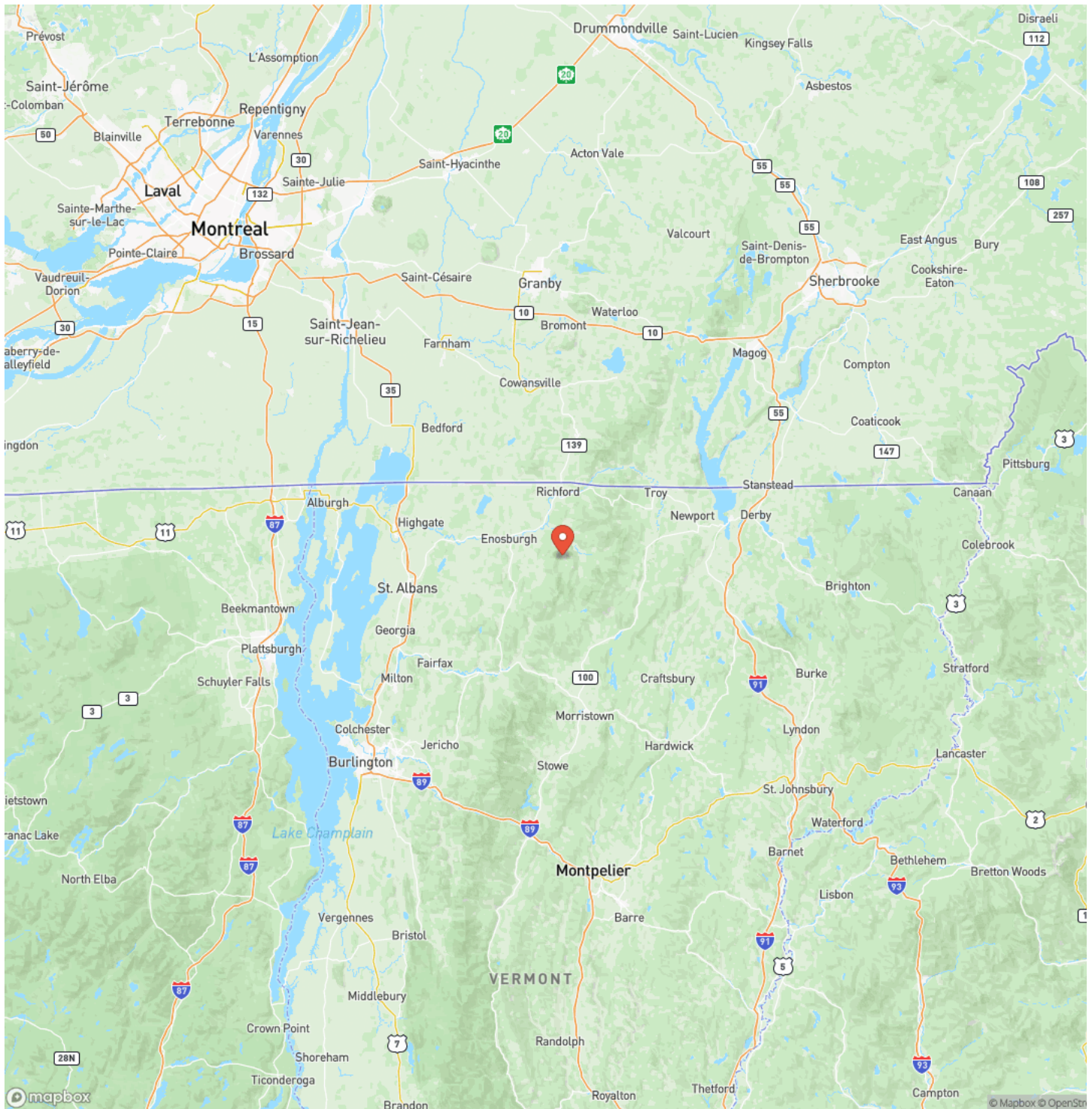
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

[illegible]

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, 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 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.



**PREFERRED
PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
(800) 557-8186
preferredpropertiesvt.com/



**PREFERRED
PROPERTIES**