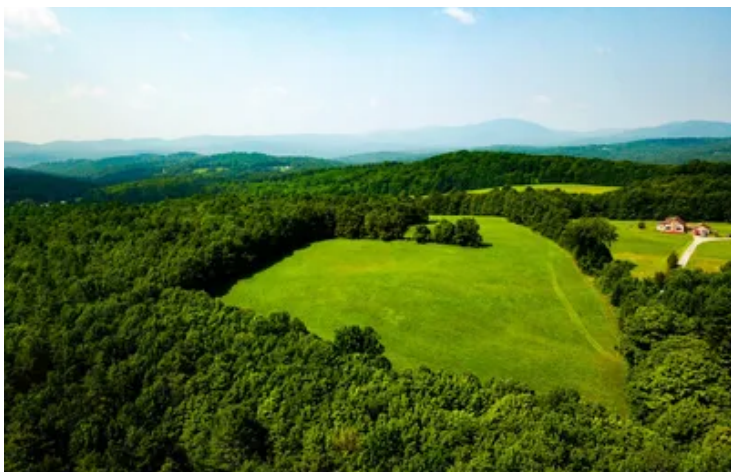
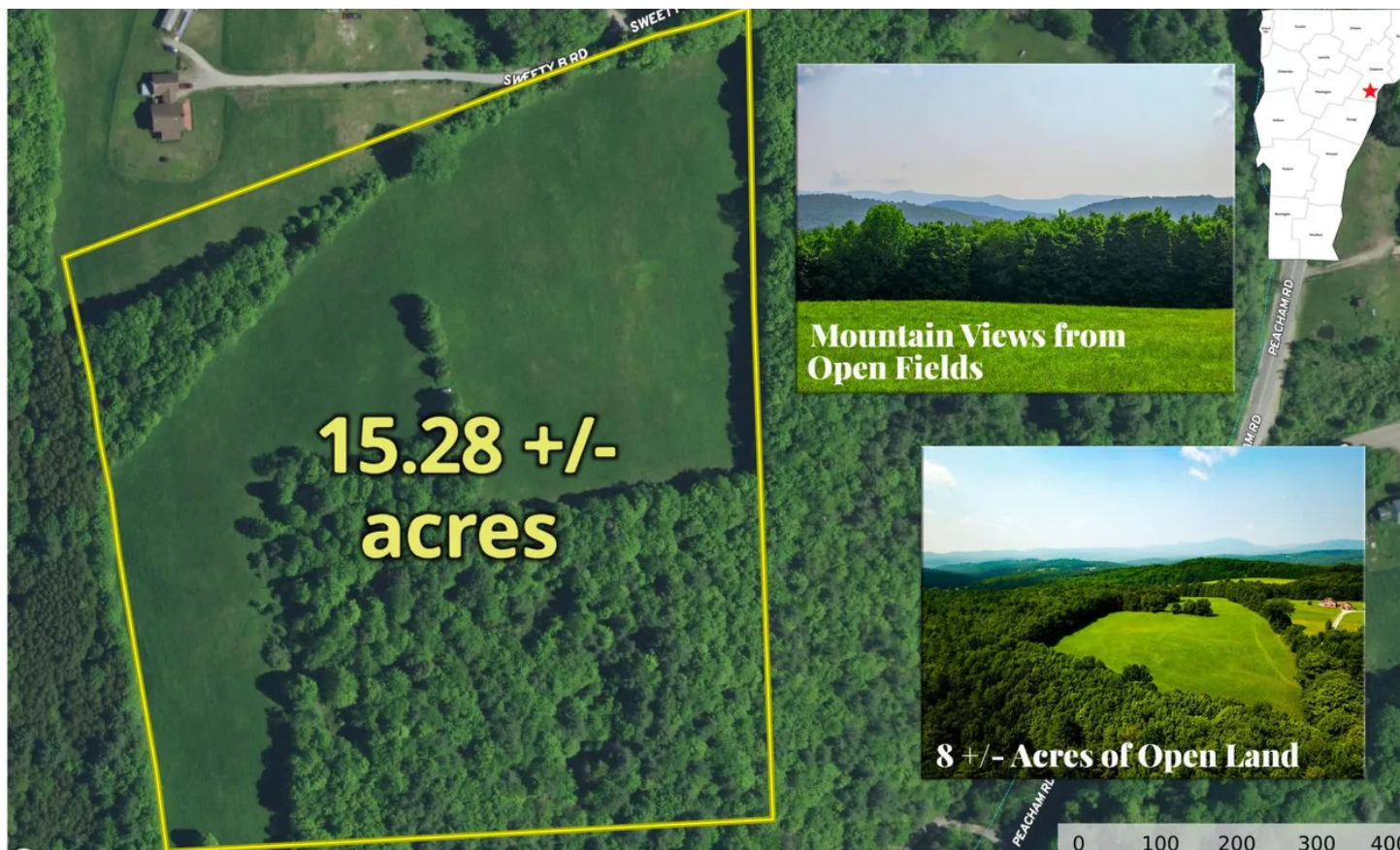


173 Foley Hill Road - Ryegate  
173 Foley Hill Road  
Ryegate, VT 05042

**\$122,500**  
15.280± Acres  
Caledonia County



PREFERRED  
PROPERTIES

**173 Foley Hill Road - Ryegate**  
**Ryegate, VT / Caledonia County**

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**SUMMARY**

**Address**

173 Foley Hill Road

**City, State Zip**

Ryegate, VT 05042

**County**

Caledonia County

**Type**

Residential Property, Undeveloped Land

**Latitude / Longitude**

44.255713 / -72.173995

**Acreage**

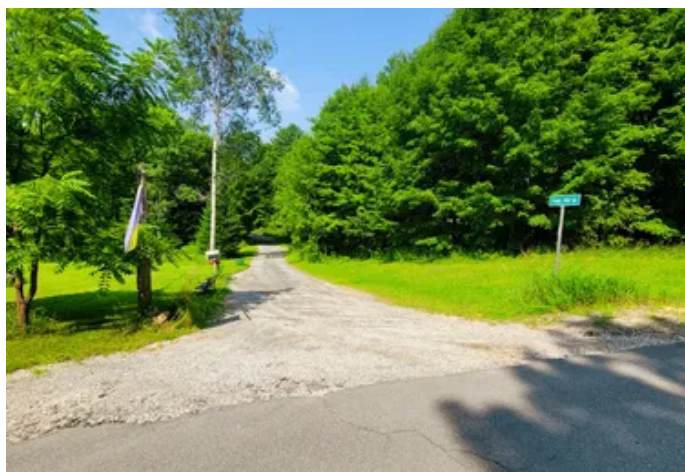
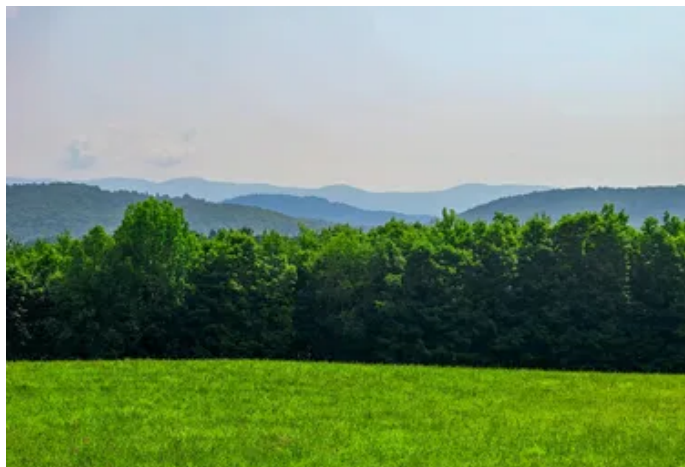
15.280

**Price**

\$122,500

**Property Website**

<https://www.landleader.com/property/173-foley-hill-road-ryegate-caledonia-vermont/42795>



**PREFERRED  
PROPERTIES**

**PROPERTY DESCRIPTION**

Come experience magnificent views of the NH White Mountains from this exquisite 15.28 +/- acre parcel located in Ryegate, VT. (We apologize that the full extent of these views was obscured by Canadian Wild Fire smoke in the photos). There are approximately 8 +/- acres of beautiful open agricultural fields full of clover, deer, turkey, and grouse. The remainder of the property is lightly wooded, and there appears to be an old apple orchard at the top of the property just inside the woods - ready for you to open it up and rejuvenate the orchard. Apple trees surround the fields, making this property a wildlife sanctuary. Views are to the east, and there is a nice level area that is ideal for a house at the peak of the fields overlooking the sunrise views. Purchasers are responsible for conducting their own soil testing investigations; septic/wastewater per state regulations. Offering complete privacy, you should not be able to see any other homes from the best potential house sites on the property. Accessed by a town maintained and plowed road, there is a utility pole directly across the street from the existing roughed-in entrance. Power, telephone, DSL internet and Starlink are all available at this property. Ryegate is located conveniently off both VT 302 E/W and I-91 N/S. Major shopping located only a few miles away in Woodsville, NH, which includes a Wal-Mart Supercenter. Just a wonderful area of Vermont and a beautiful property. Come see it for yourself today!

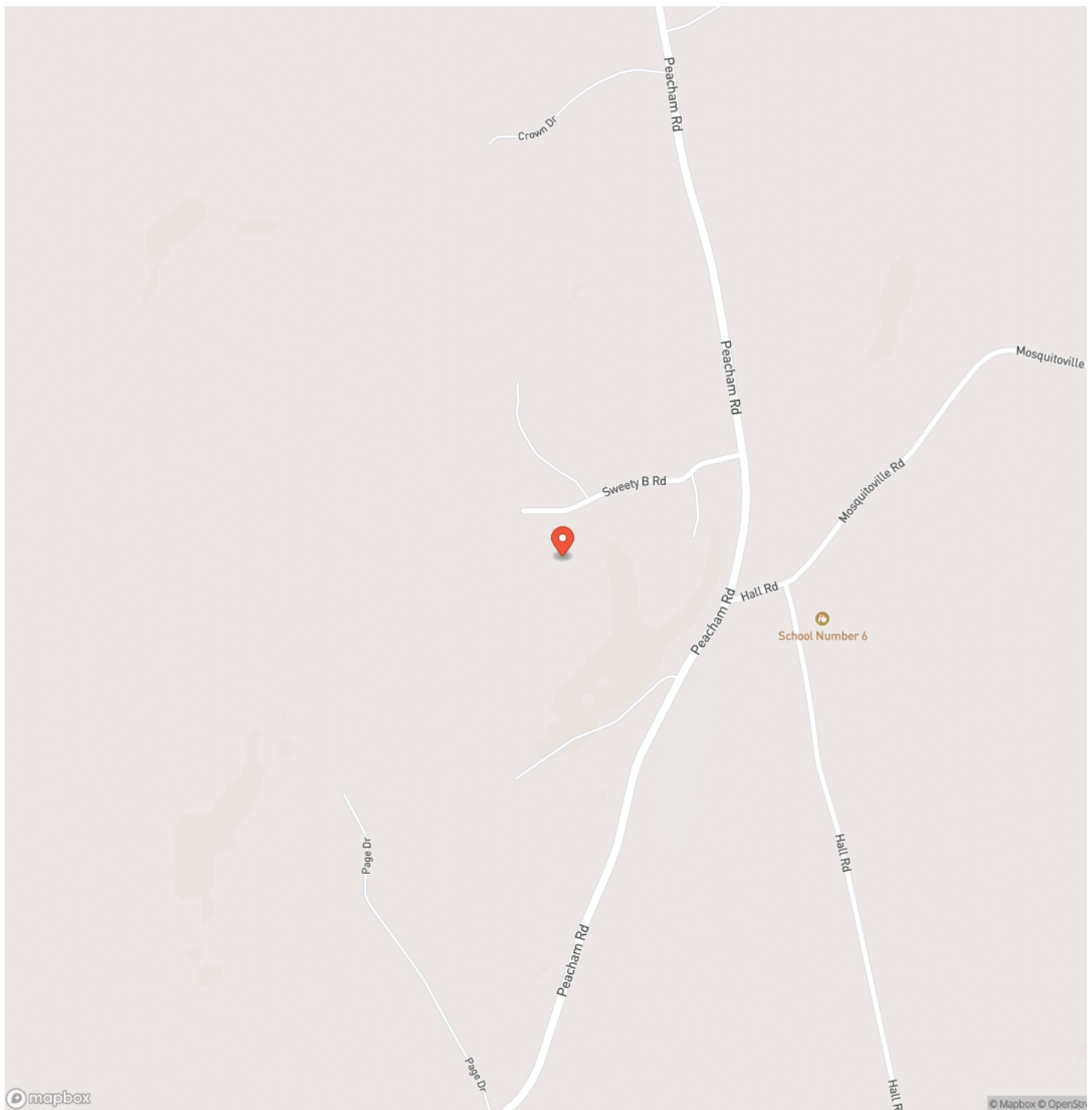


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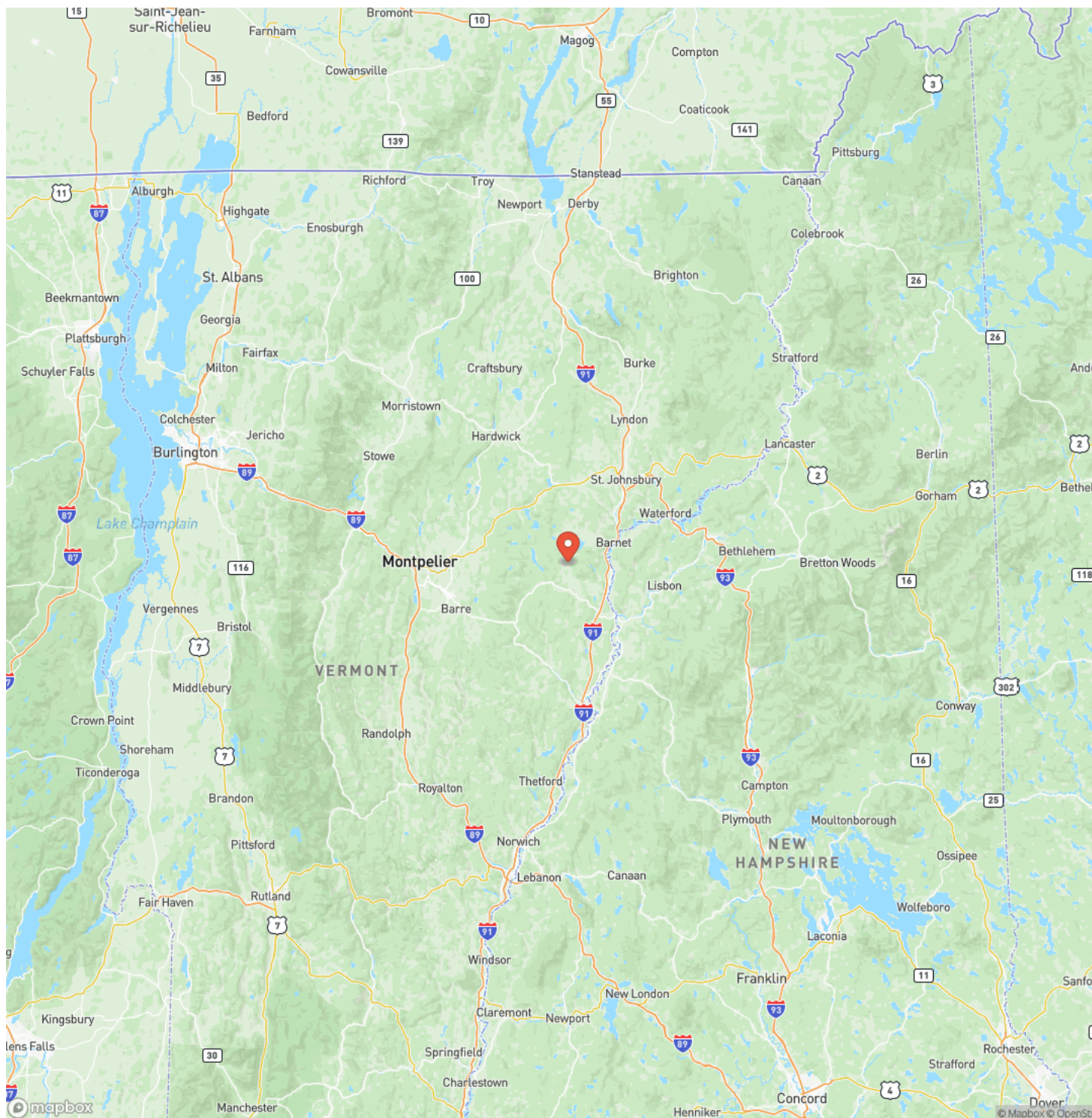
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## Locator Map



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PROPERTIES

## Locator Map



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## Satellite Map



**173 Foley Hill Road - Ryegate**  
**Ryegate, VT / Caledonia County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Curtis Trousdale

## Mobile

(802) 233-5589

## Email

curtis@preferredpropertiesvt.com

**Address**

149 Knight Lane

## City / State / Zip

Williston, VT 05495

## NOTES



## PREFERRED PROPERTIES

**MORE INFO ONLINE:**

**preferredpropertiesvt.com/**

[illegible]

## **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'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.



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

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**PREFERRED  
PROPERTIES**