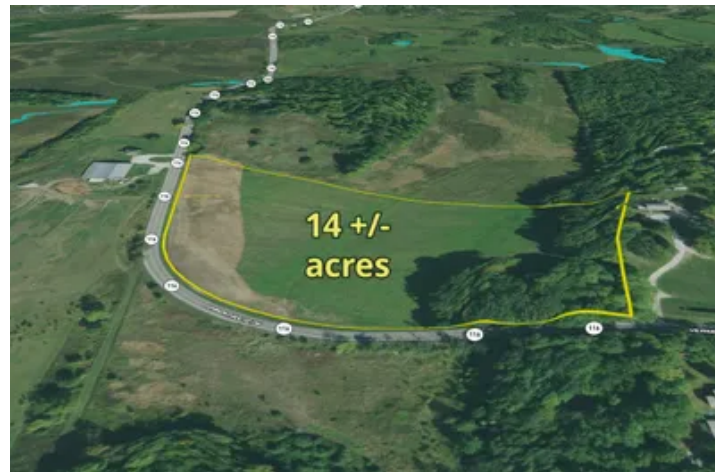
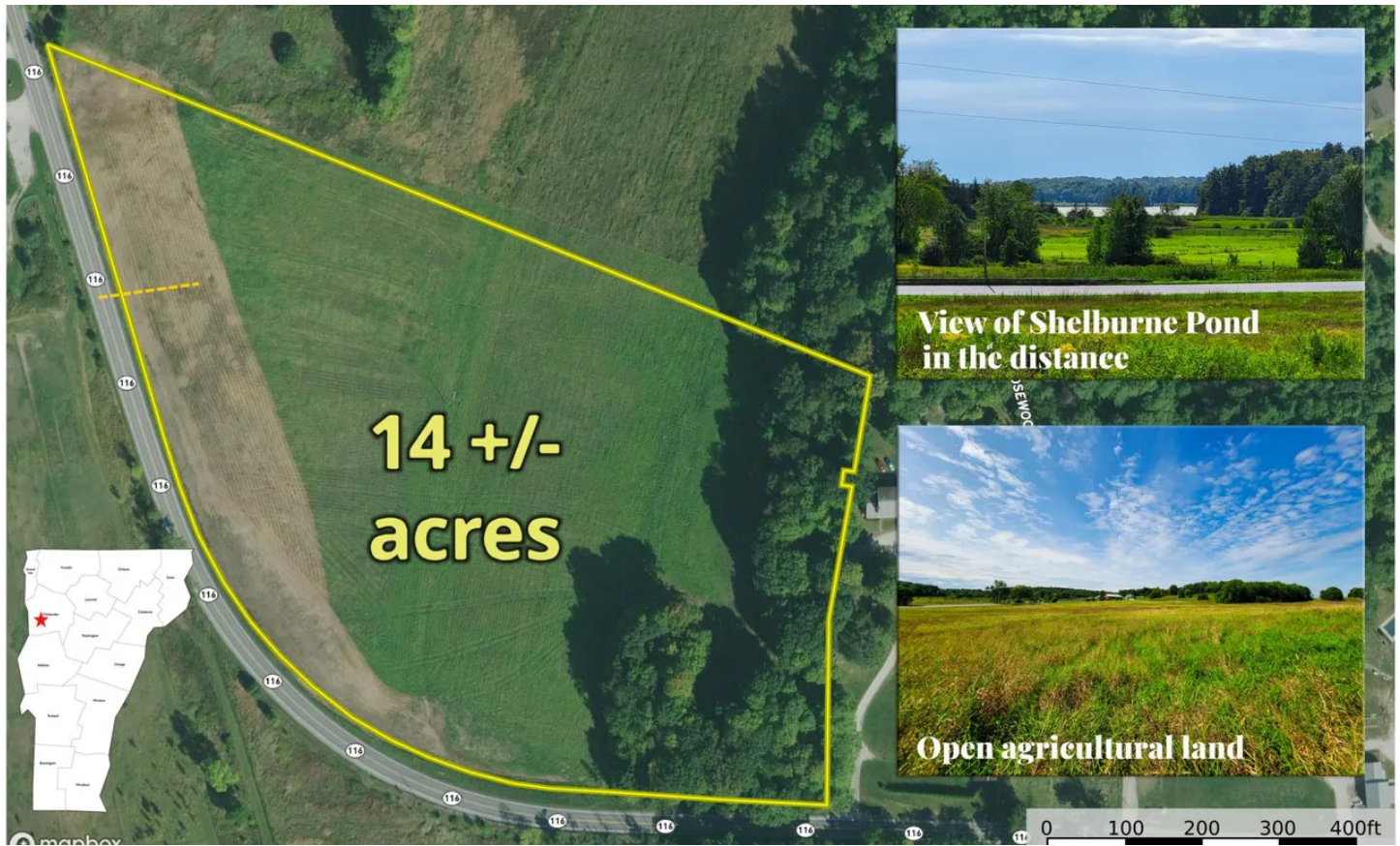


4805 Hinesburg Road - Shelburne
4805 Hinesburg Road
Shelburne, VT 05482

\$175,000
14± Acres
Chittenden County



PREFERRED
PROPERTIES

**4805 Hinesburg Road - Shelburne
Shelburne, VT / Chittenden County**

SUMMARY

Address

4805 Hinesburg Road

City, State Zip

Shelburne, VT 05482

County

Chittenden County

Type

Undeveloped Land, Farms, Recreational Land

Latitude / Longitude

44.402641 / -73.149183

Taxes (Annually)

113

Acreage

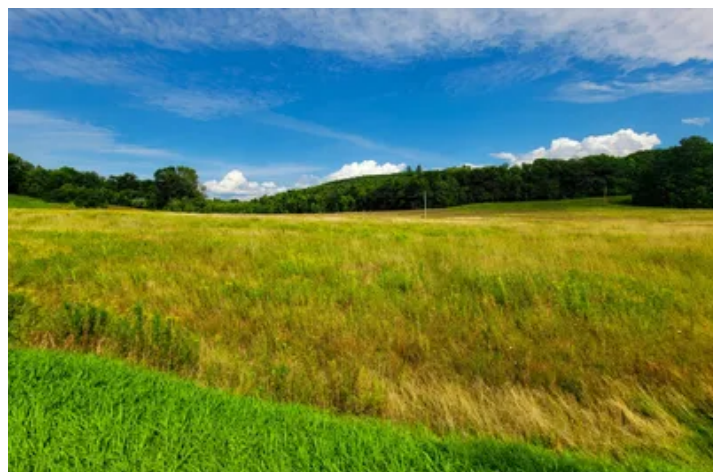
14

Price

\$175,000

Property Website

<https://www.landleader.com/property/4805-hinesburg-road-shelburne-chittenden-vermont/44493>



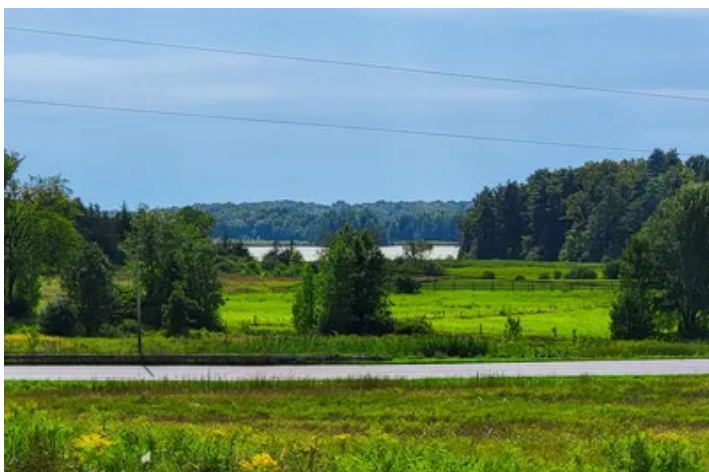
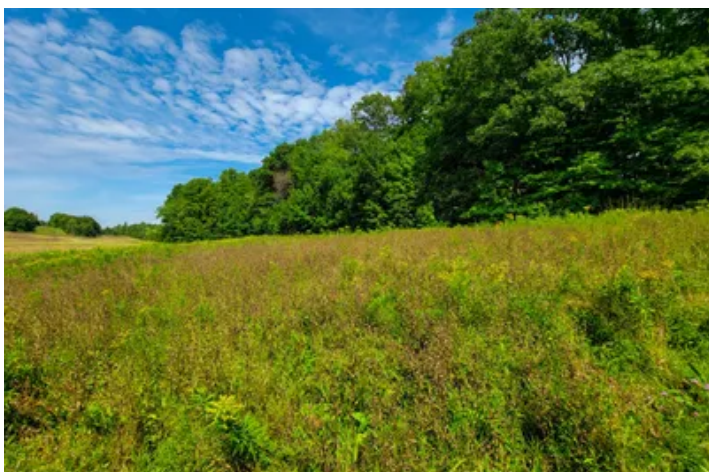
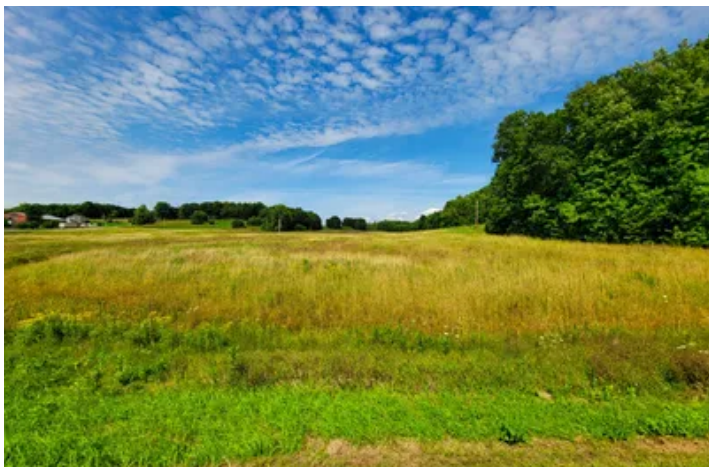
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Wonderful 14 +/- acre Shelburne, Vermont land offering. Gently sloping open farm field that looks across the road to an establish riding stable and open fields. The southeast of the property provides views of Shelburne Pond. Residential power crosses the property and highspeed internet is available at pole across the street. Septic soil testing was completed in August 2023 with results showing a highly likely 4-bedroom residential mound system. Hinesburg Road is a state maintained, paved, year-round road. The seller previously applied and was approved for an access curb cut. Reapplication will be required. Located right on the Shelburne/Williston town line, the property is only minutes from all major shopping in Willison, the Burlington airport, and the University of Vermont Medical Center. Come explore the property and see it will fill the needs of your agricultural or residential use. Enrolled in Vermont Current Use tax reduction.



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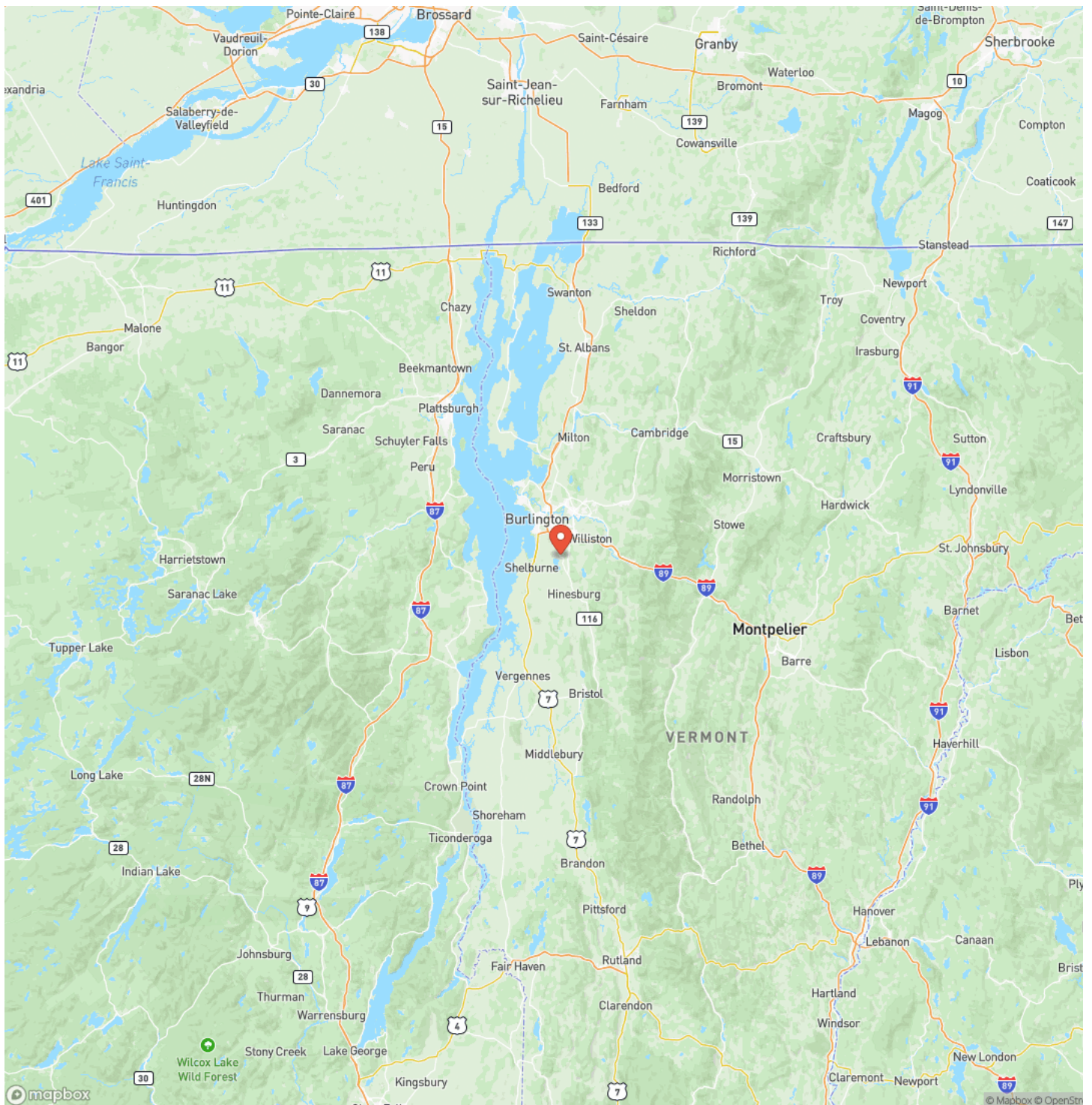


Locator Map



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Locator Map



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Satellite Map



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4805 Hinesburg Road - Shelburne
Shelburne, VT / Chittenden 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/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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