

2700 Lanesboro Road - Peacham  
2700 Lanesboro Road  
Peacham, VT 05862

**\$350,000**  
103.300± Acres  
Caledonia County



PREFERRED  
PROPERTIES



**2700 Lanesboro Road - Peacham**  
**Peacham, VT / Caledonia County**

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**SUMMARY**

**Address**

2700 Lanesboro Road

**City, State Zip**

Peacham, VT 05862

**County**

Caledonia County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

44.348388 / -72.256262

**Taxes (Annually)**

3135

**Dwelling Square Feet**

600

**Acreage**

103.300

**Price**

\$350,000

**Property Website**

<https://www.landleader.com/property/2700-lanesboro-road-peacham-caledonia-vermont/45448>



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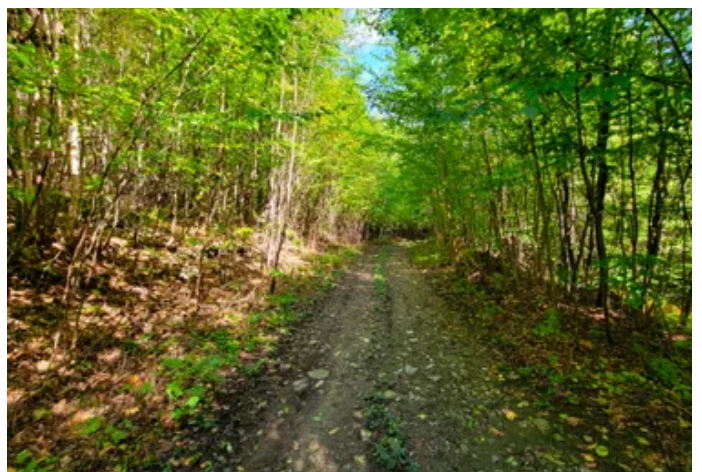
### **PROPERTY DESCRIPTION**

Experience one of the most magnificent views from your front porch. Overlooking the beautiful 338-acre Peacham Pond, this 103.3 +/- ac property is completely secluded yet easy to access. There is a cute 600+/- SF fully furnished log cabin ready for this fall season with an existing outhouse & a roof cistern for outside washing. Cozy wood stove, kitchenet, sleeping loft & more! A state-issued wastewater permit conveys & allows for the conversion of the existing primitive camp to a 2-bedroom home. Power is by portable generator, but the property is prime for a small solar system. The property's driveway is about 2000' down a seasonal road. In the past the neighbor has plowed to the property gate. The property is not in VT Current Use tax reduction but is likely eligible. Forest is primarily young sugar maple. Walk down your driveway & cross the road into the 26,000-acre Groton State Forest. Just a short .3-mile ride to access the VAST snowmobile trail. Hang out on your property or explore the 1000's of acres of nearby public lands. Peacham Pond, Mollys Falls Pond, Lake Groton & others are minutes away. Storms, floods, heat & fires that have ravaged the US have made the climate crisis feel especially acute. Researchers have looked at multiple factors to assess the least risky place to live in the US as the climate warms. One region has emerged well ahead of the rest: the northeastern US. Of the 10 lowest risk counties, 6 are located in VT. Come hedge against future climate change.



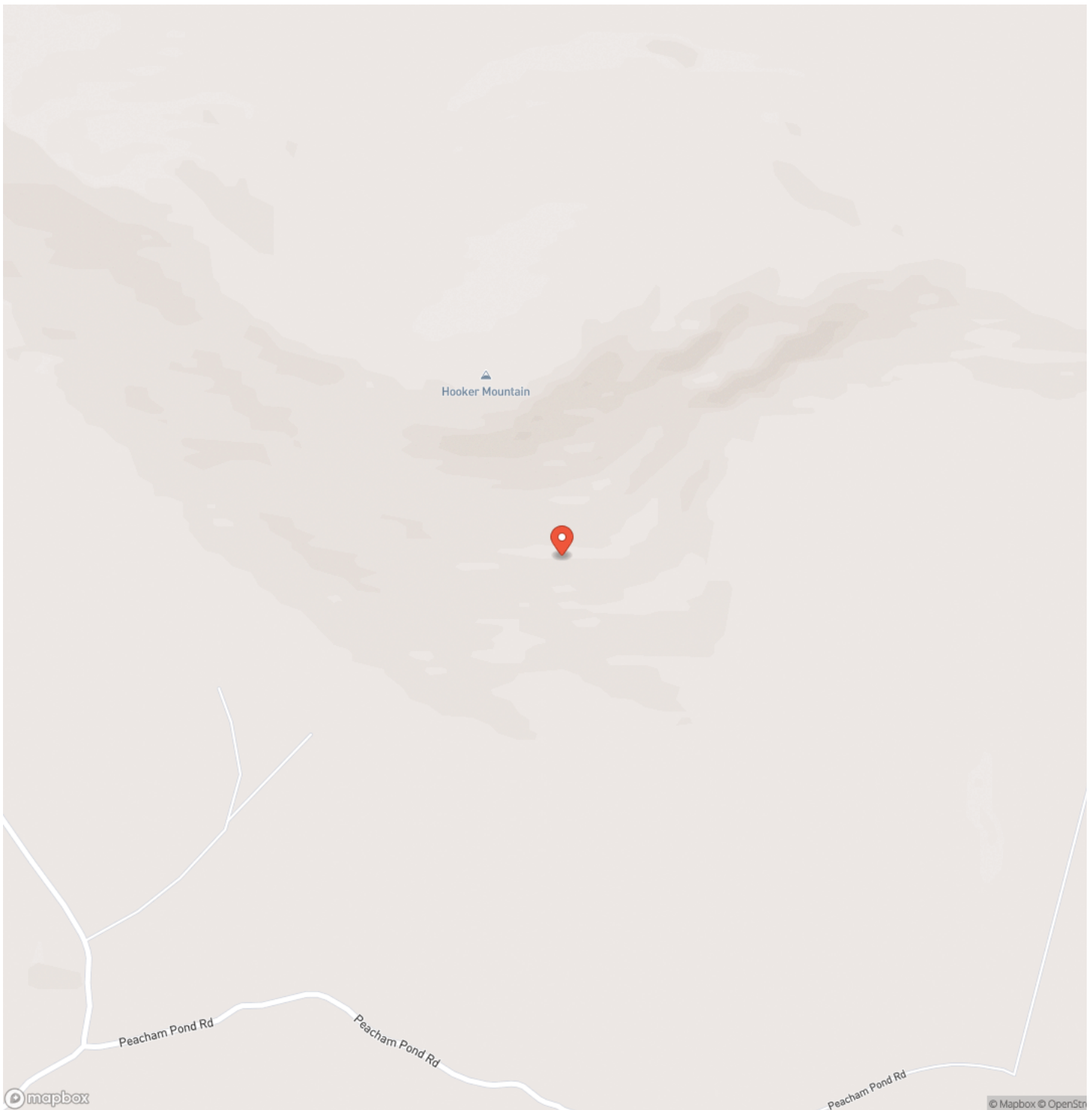


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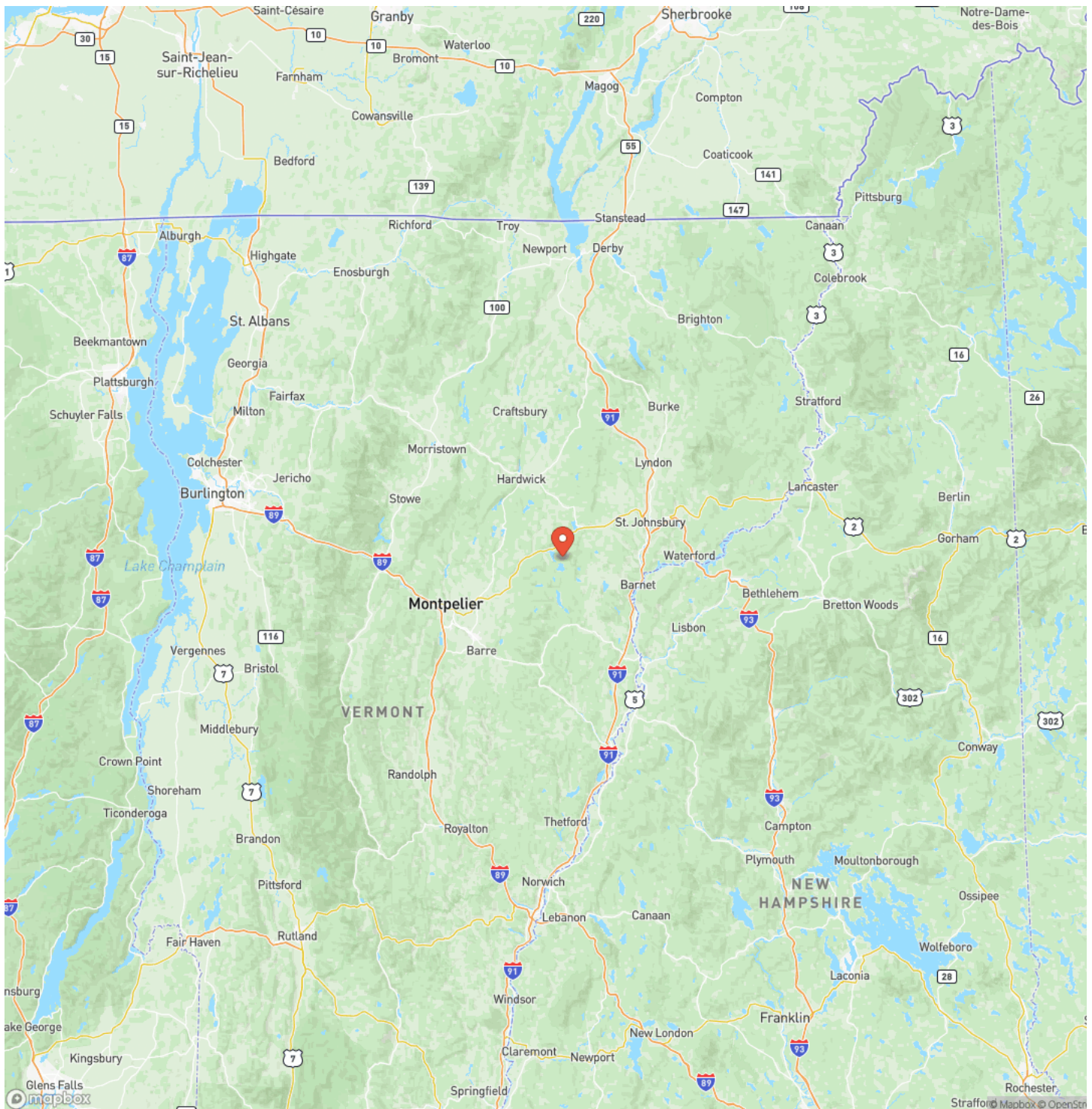
## Locator Map



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## Locator Map



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## Satellite Map



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**Peacham, 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/**



## 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, 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.



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

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