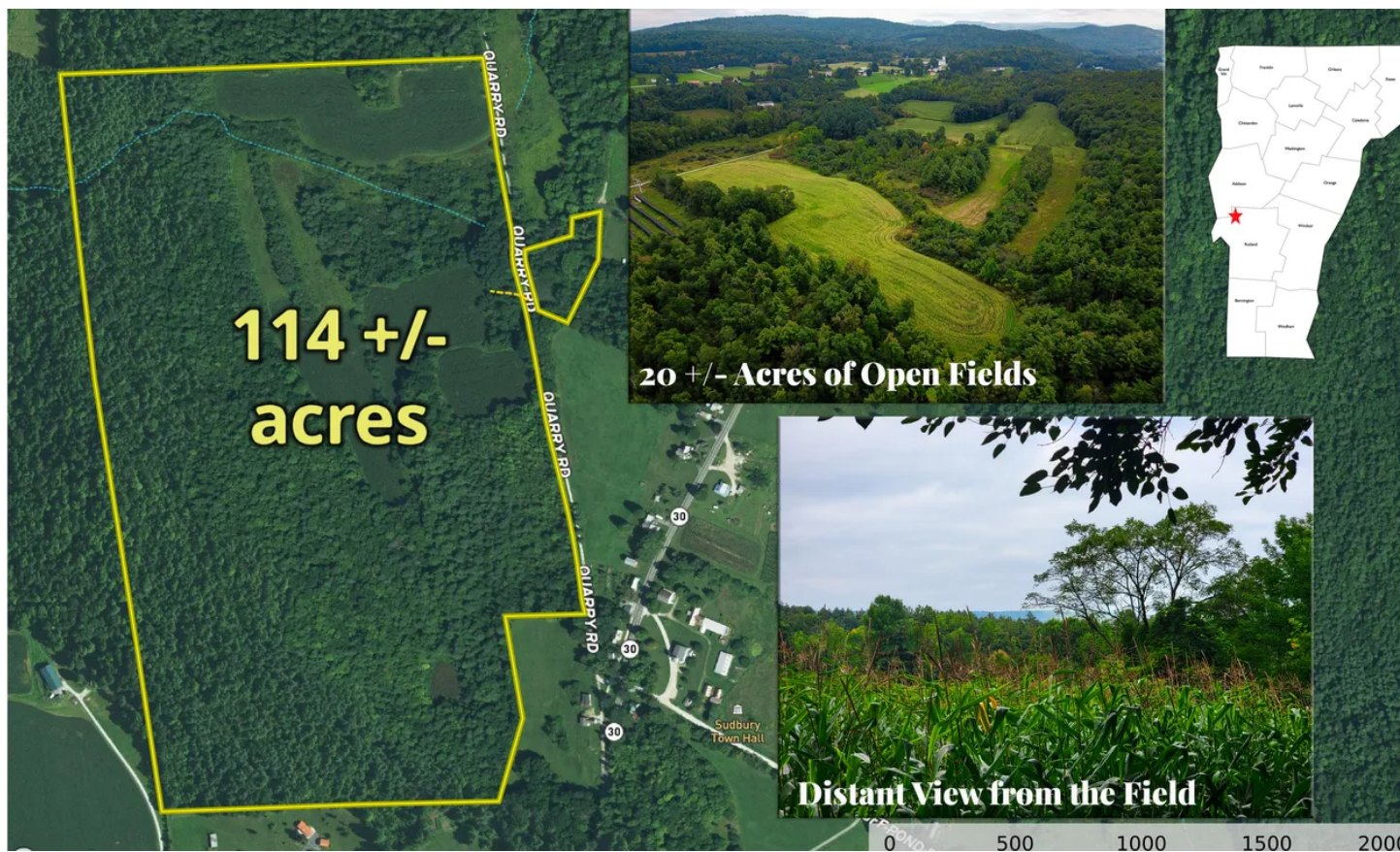


Forest & Farmland in Sudbury, VT
265 Quarry Road
Sudbury, VT 05733

\$225,000
114± Acres
Rutland County



PREFERRED
PROPERTIES

Forest & Farmland in Sudbury, VT
Sudbury, VT / Rutland County

SUMMARY

Address

265 Quarry Road

City, State Zip

Sudbury, VT 05733

County

Rutland County

Type

Hunting Land, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

43.803185 / -73.20715

Taxes (Annually)

505

Acreage

114

Price

\$225,000

Property Website

<https://www.landleader.com/property/forest-farmland-in-sudbury-vt-rutland-vermont/45776>



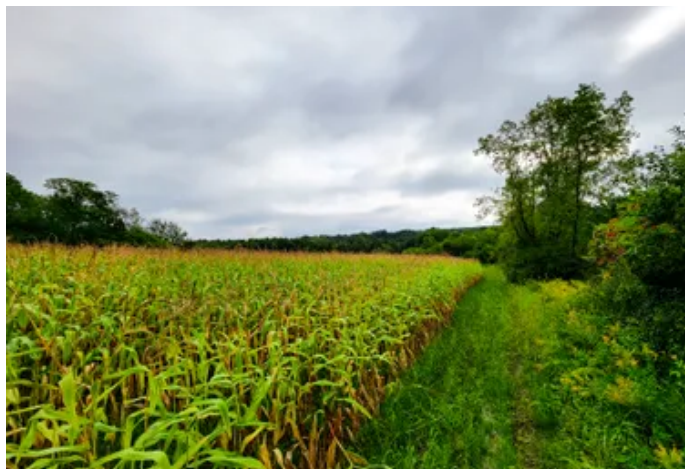
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Positioned in a quaint hollow, tucked away from the world, this 114 +/- acre property offers the perfect mix of forest & farmland in Sudbury, VT. The acreage features 20 +/- acres of open agricultural land with the remainder wooded. The property offers great potential for a home estate, small farming operation, or recreational/hunting property. Quarry Road is a gravel, town-maintained & plowed road. There is a small solar operation at the very end & currently only one home. Utilities poles are along the frontage. The landowner currently leases the fields which are actively farmed & will continue as such to the end of this Ag year. Holding costs are very low with the property enrolled in the Vermont Current Use tax reduction program; 2 acres have been conveniently excluded for a future potential homesite. The town of Sudbury is a small rural farming community just 15 miles south of Middlebury – a well-known college town with major shopping, entertainment & medical services. Only a short drive to Lake Champlain to the west & Lake Dunmore to the east, the area offers excellent proximity to recreational opportunities. There is a forest management plan, and no cutting is needed during the current 10-year term. There are 3 distinct woodland areas - a White Cedar & Pine section, a mixed woods section that is primarily sugar maple, and a Pioneer area that was likely open farm fields 50 +/- years ago. No septic soil testing has been completed. Come see & explore this property today!

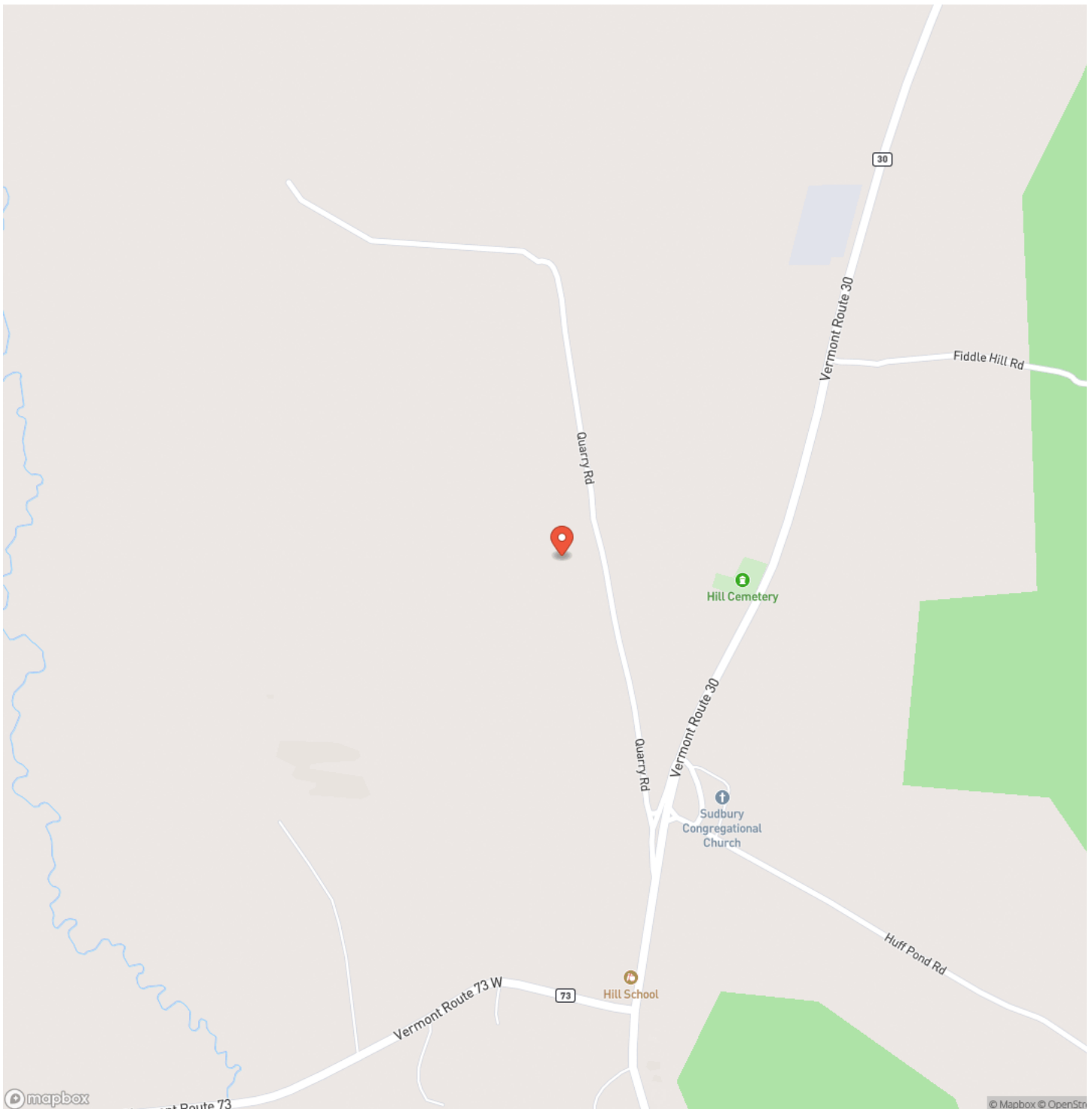


Forest & Farmland in Sudbury, VT
Sudbury, VT / Rutland County



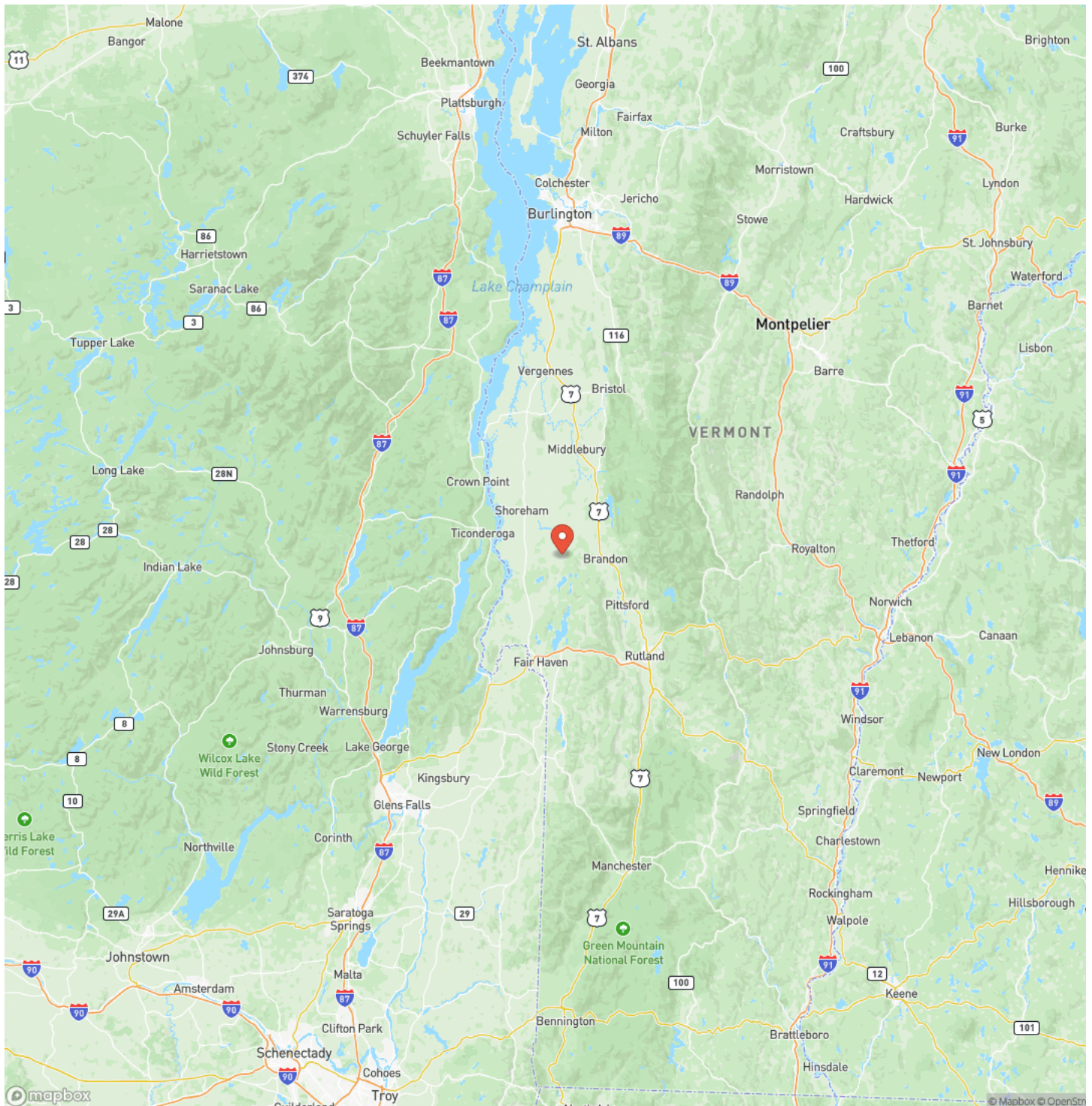
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Locator Map



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Locator Map

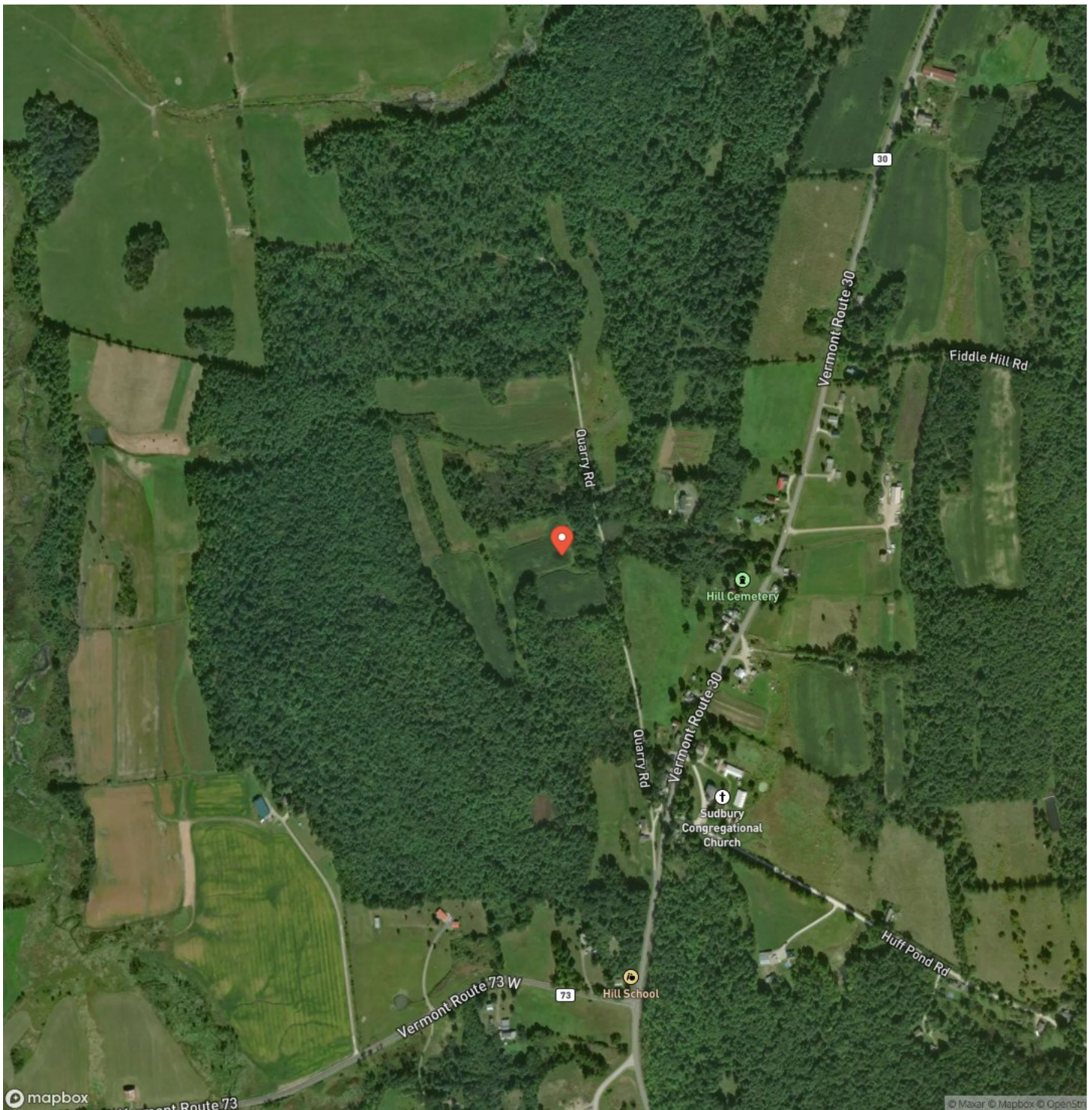


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MORE INFO ONLINE:

preferredpropertiesvt.com/

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'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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Williston, VT 05495
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