

90 Greens Road - Groton
90 Greens Road
Groton, VT 05046

\$185,000
90± Acres
Caledonia County



**PREFERRED
PROPERTIES**

90 Greens Road - Groton
Groton, VT / Caledonia County

SUMMARY

Address

90 Greens Road

City, State Zip

Groton, VT 05046

County

Caledonia County

Type

Hunting Land, Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

44.19092 / -72.267952

Taxes (Annually)

346

Acreage

90

Price

\$185,000

Property Website

<https://www.landleader.com/property/90-greens-road-groton-caledonia-vermont/47420>



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PROPERTY DESCRIPTION

Setback from a quiet country road, this 90 +/- acre property offers excellent potential for multiple private homesites with incredible mountain views in Groton, VT. Been dreaming about developing a remote but reasonably accessible multi-generational property? This may be exactly what you've been waiting for. Located within the town's 40,000SF minimum acreage Rural Residential zoning district, subdivision of the land into multiple large acreage lots may be possible with the western acreage featuring over 1900' of road frontage along the Class IV Grimes Acres. An existing clearing set among the higher elevations not only enjoys beautiful easterly views looking out toward the White Mountains but also features Verizon 5G service! With clearing, similar views can be obtained from the other high ground areas that extend along the western portion of the property. With the land gently sloping away from the high elevations, the remaining acreage is prime for recreational use with wildlife signs, including deer & moose, seen throughout. Currently accessed from Greens Road, a woods road through the property provides great access to the southern boundary where a sizable stream can be enjoyed. Power is located on the nearby Fuller Hill Road & Consolidated offers high-speed internet to adjoining properties. A ROW will convey to the seller who owns the adjoining land. Enrolled in Current Use & offering low holding costs until you're ready to build. Come imagine the possibilities!

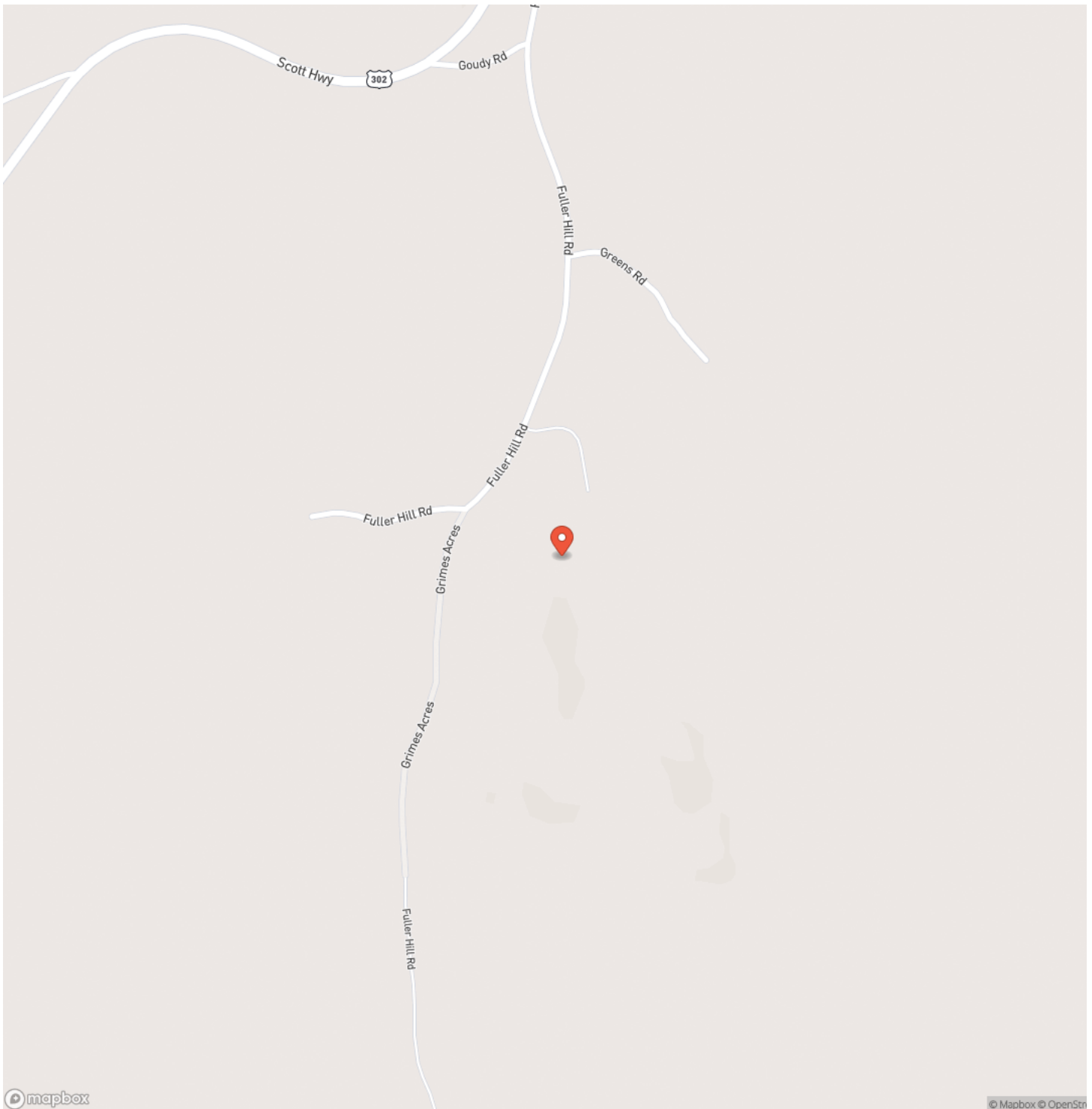
See the property's [Forest Management Plan](#) for more information.



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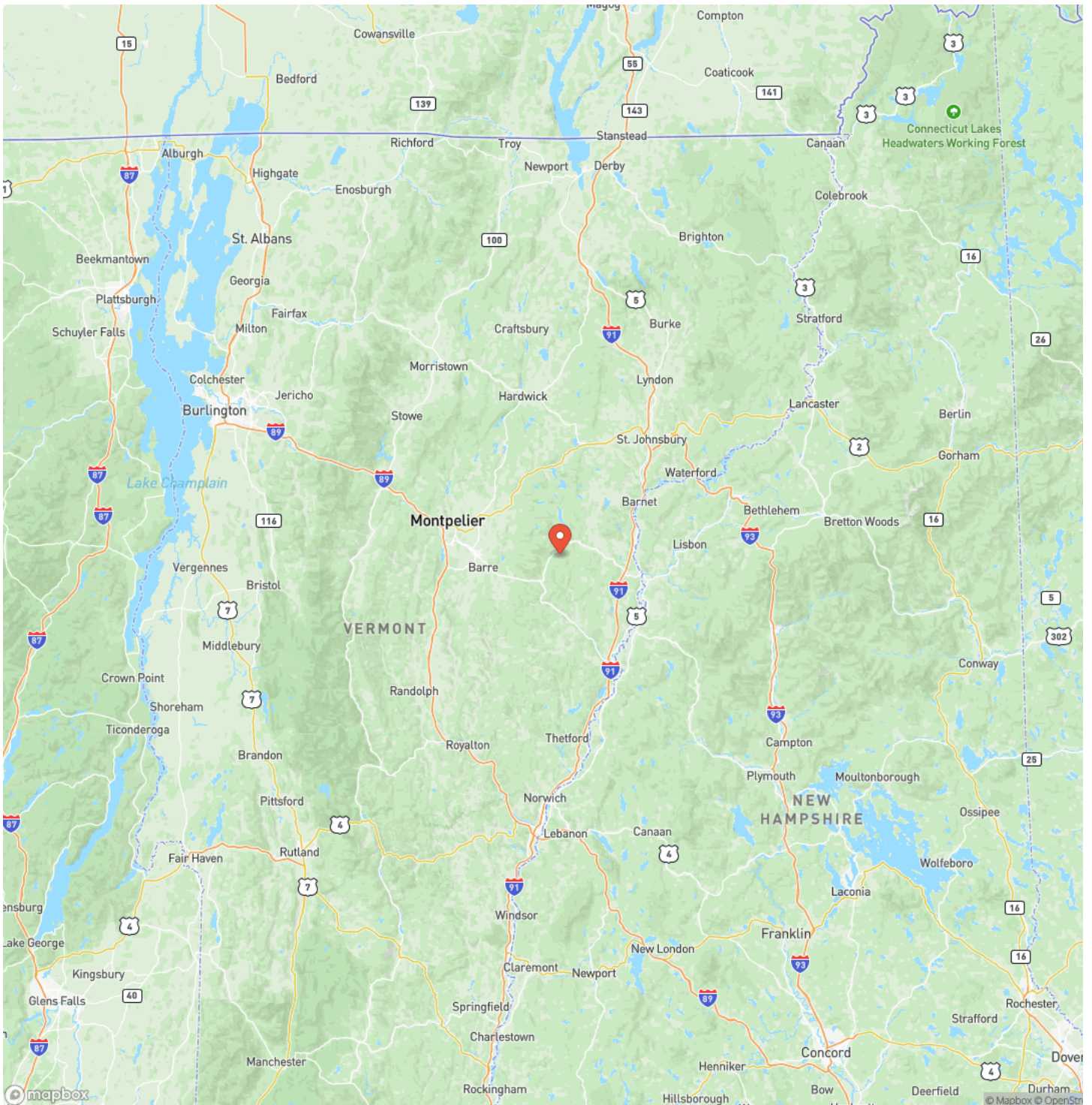


Locator Map



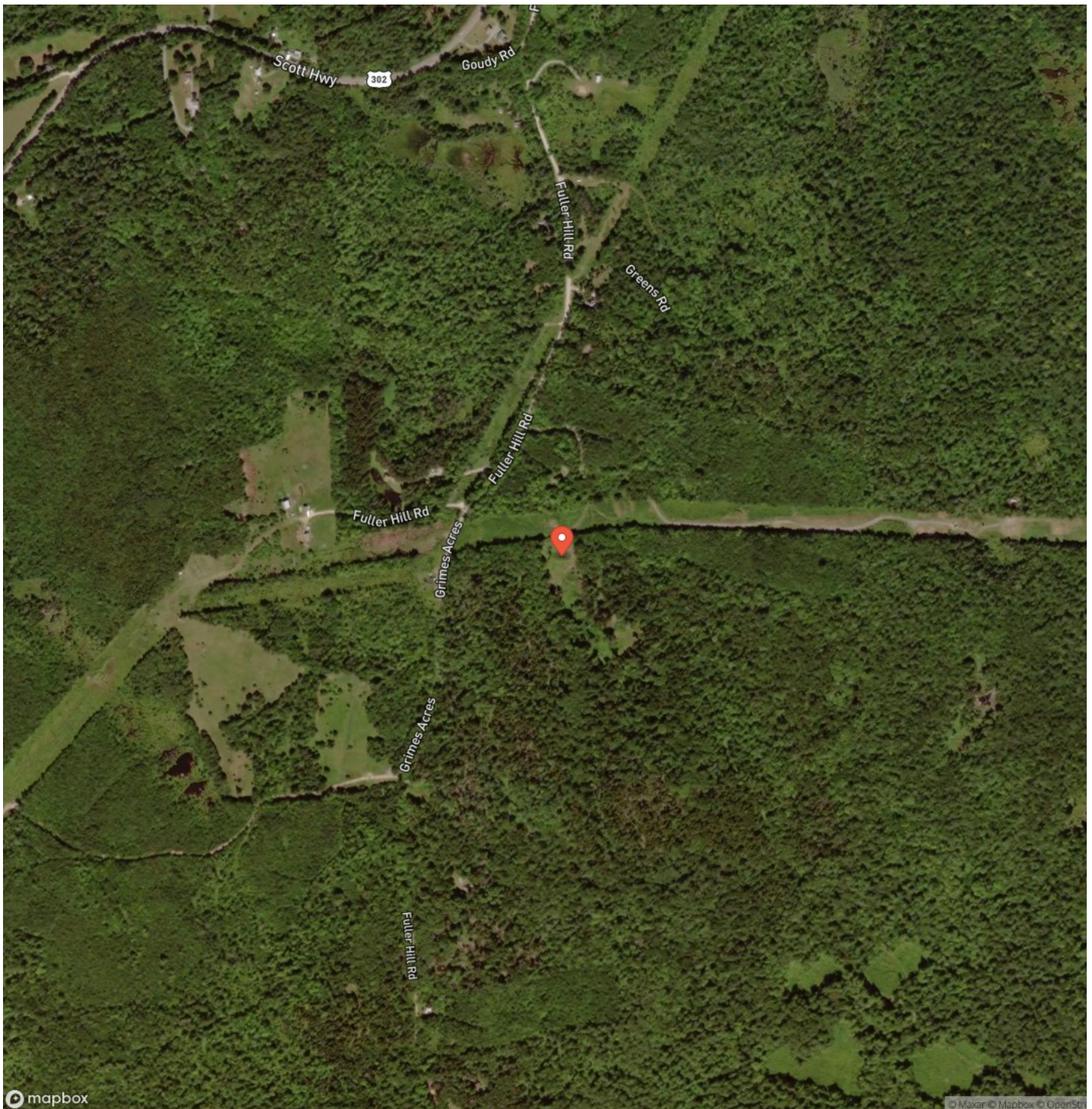
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Locator Map



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Satellite Map



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Groton, 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



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MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a single 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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