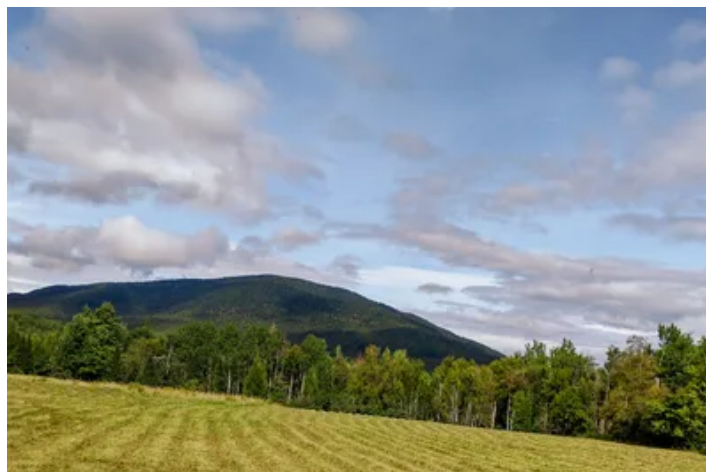
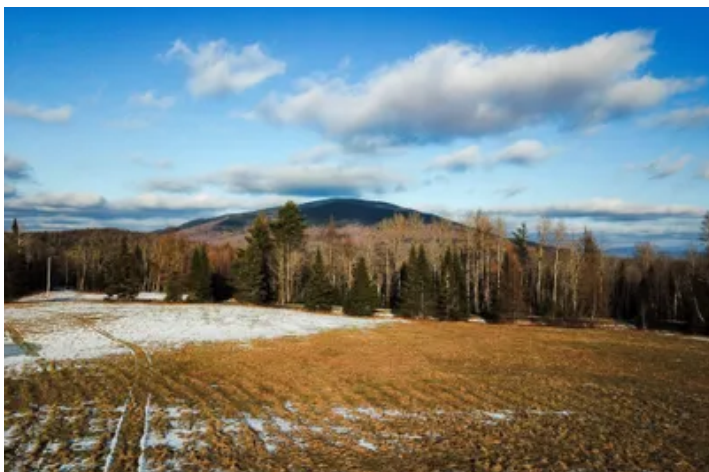
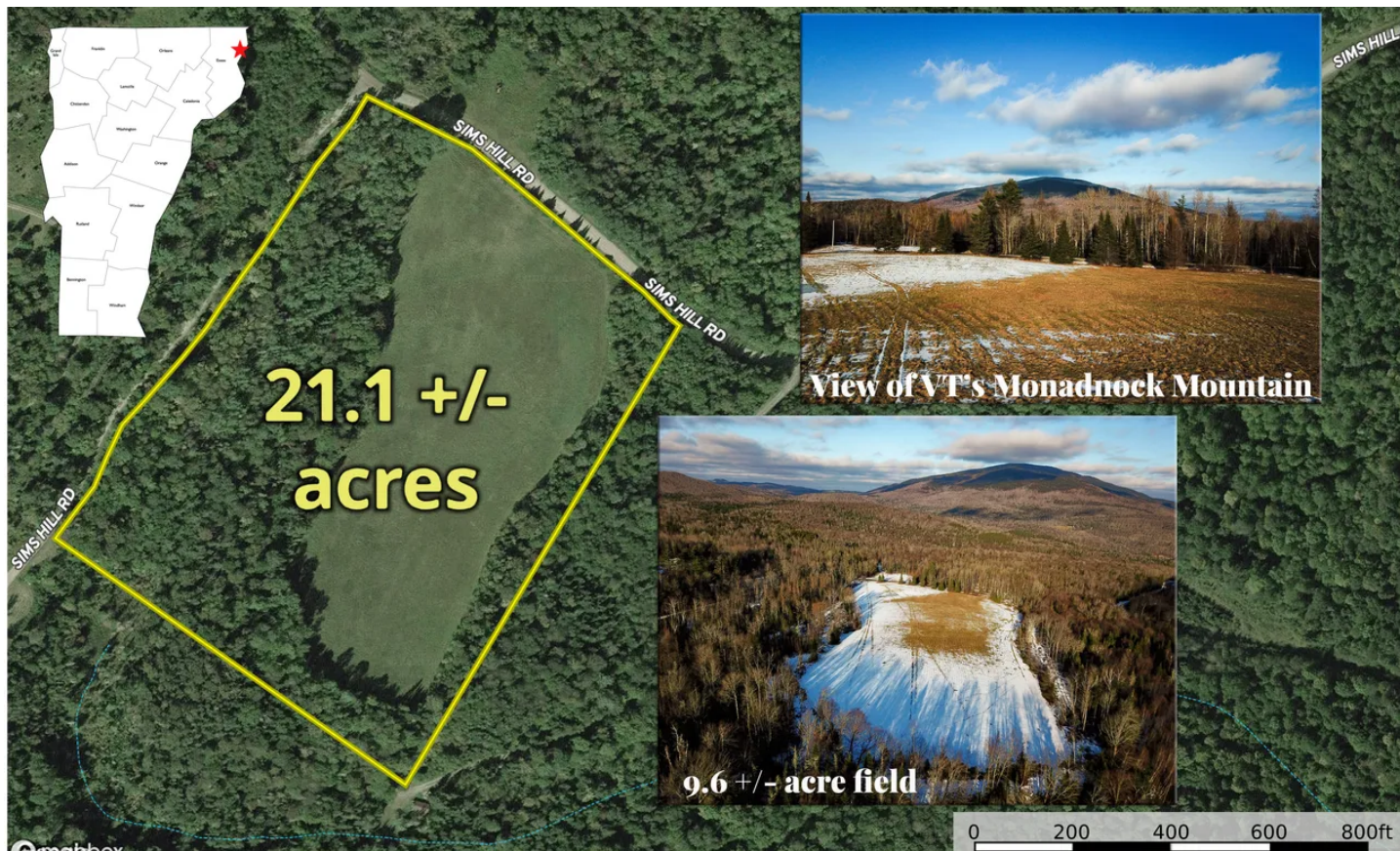


1650 Sims Hill Road - Lemington
1650 Sims Hill Road
Lemington, VT 05903

\$128,000
21.100± Acres
Essex County



PREFERRED
PROPERTIES

1650 Sims Hill Road - Lemington
Lemington, VT / Essex County

SUMMARY

Address

1650 Sims Hill Road

City, State Zip

Lemington, VT 05903

County

Essex County

Type

Hunting Land, Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

44.863436 / -71.578761

Taxes (Annually)

306

Acreage

21.100

Price

\$128,000

Property Website

<https://www.landleader.com/property/1650-sims-hill-road-lemington-essex-vermont/49215>



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PROPERTIES**

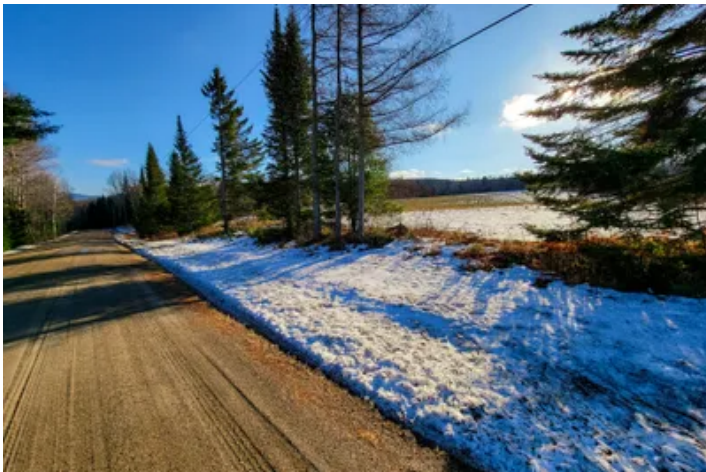
PROPERTY DESCRIPTION

Located in a quiet country setting, this 21.1 +/- acre property offers excellent potential for a future homesite with gorgeous mountain views in Vermont's Northeast Kingdom town of Lemington! With a mostly level topography, the property features a 9.6 +/- acre field that is surrounded by tree lines & directly accessible from the gravel, Class III, town-maintained Sims Hill Road. Views of Vermont's Monadnock Mountain from the property are best enjoyed setback from the road frontage & toward the back of the open field. Perfect for your private, year-round home with homesteading possibilities, the large field offers enough room for an expansive garden, farm animals & general outdoor recreation. There is a utility pole along the road frontage, and Trailrunner offers high speed internet, cable TV & telephone services to other nearby homes in the area. The remaining acreage consists of woodland that envelopes the field on three sides and features wetlands & a seasonal stream. The land appears to be well-traveled by wildlife with lots of deer & other wildlife signs throughout. The property is located on the corner of Sims Hill Road with frontage along both the northerly & westerly boundary. Set within a very sparsely developed area of Vermont but offering easy access to the VT-102 & NH-3 travel corridors with local amenities in Colebrook, NH just 10 minutes away. An excellent region for hunting, snowmobiling, ATVing, hiking & more. Only 25 minutes to NH's Dixville Notch State Park!



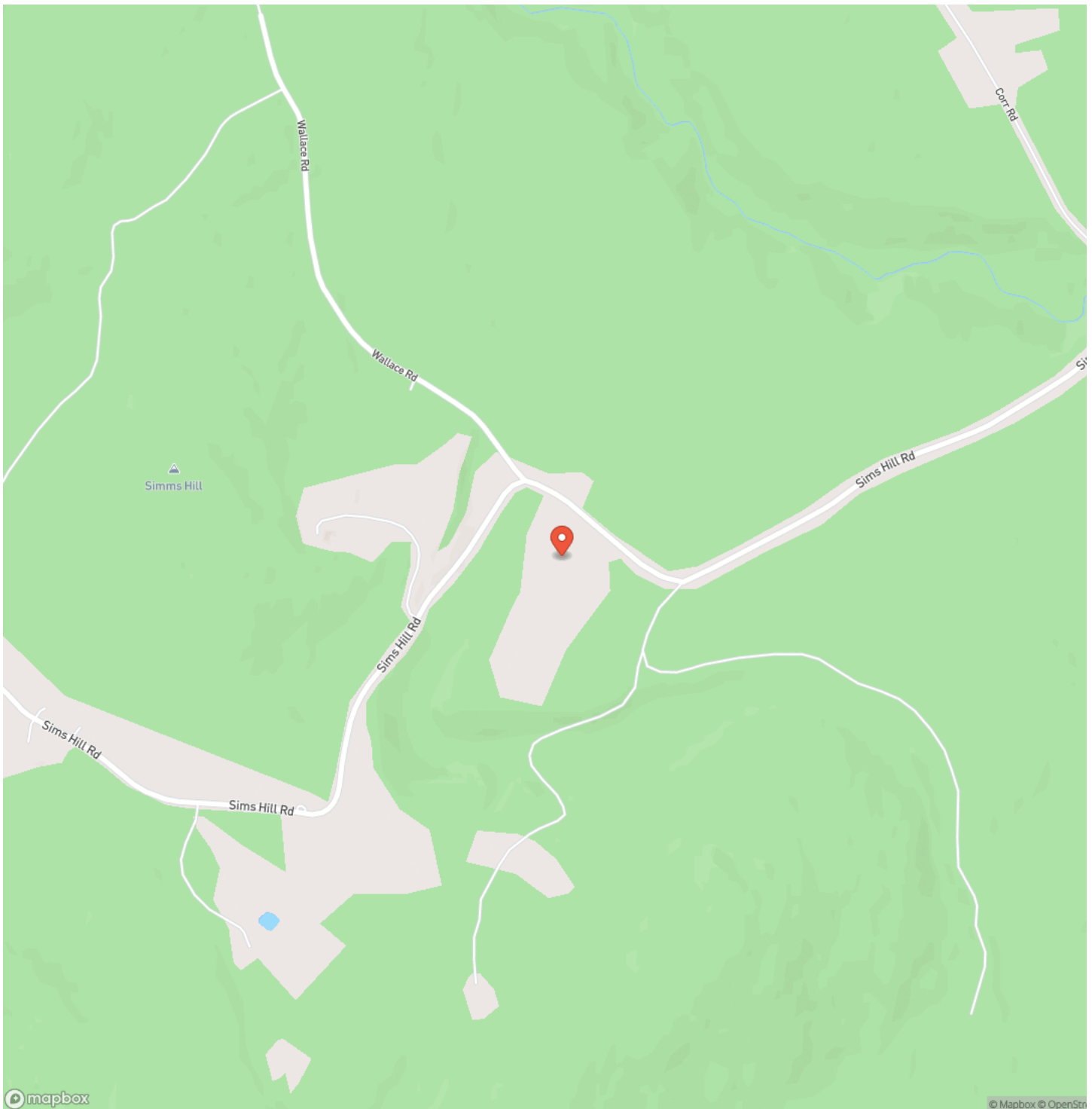
**PREFERRED
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1650 Sims Hill Road - Lemington
Lemington, VT / Essex County



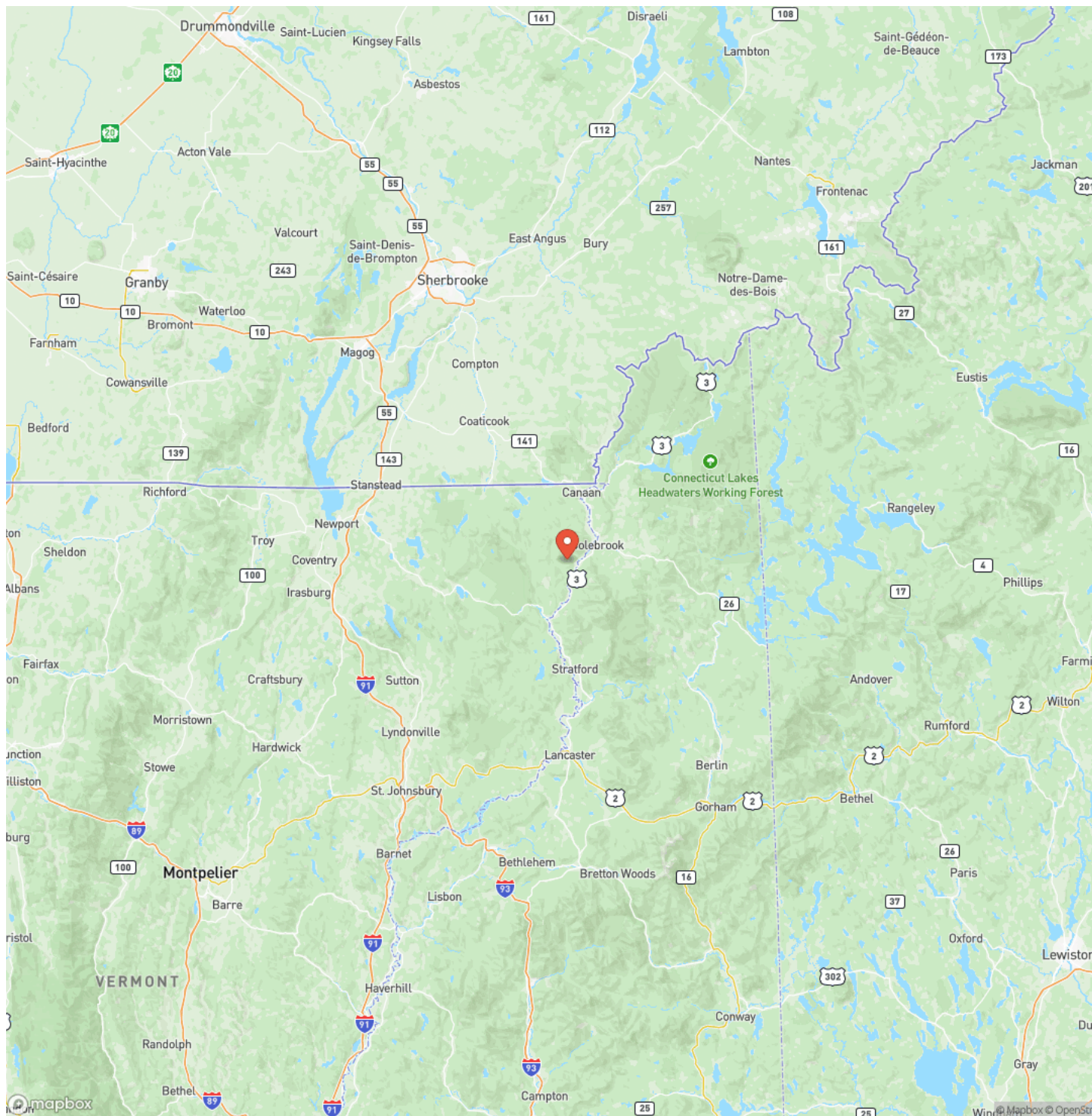
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Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

1650 Sims Hill Road - Lemington
Lemington, VT / Essex 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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