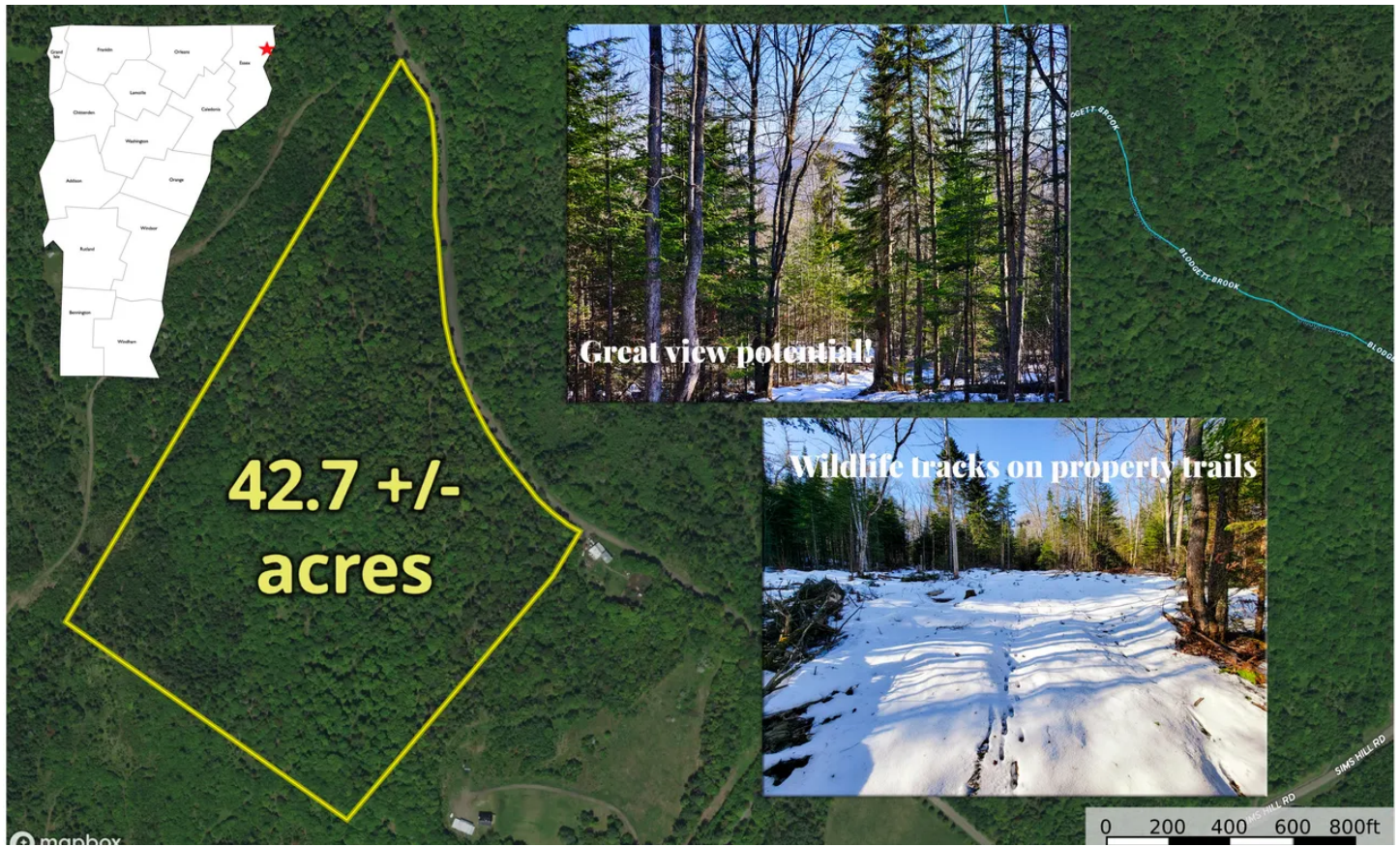


401 Wallace Road - Lemington  
401 Wallace Road  
Lemington, VT 05903

**\$50,000**  
42.700± Acres  
Essex County



PREFERRED  
PROPERTIES



**401 Wallace Road - Lemington**  
**Lemington, VT / Essex County**

---

**SUMMARY**

**Address**

401 Wallace Road

**City, State Zip**

Lemington, VT 05903

**County**

Essex County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

44.866655 / -71.584273

**Taxes (Annually)**

144

**Acreage**

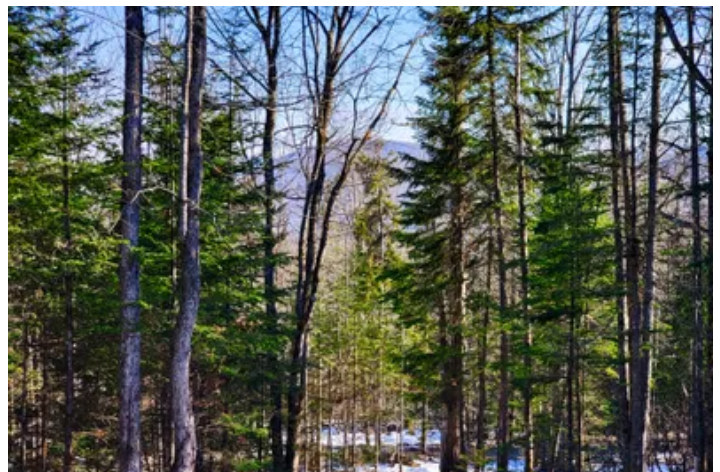
42.700

**Price**

\$50,000

**Property Website**

<https://www.landleader.com/property/401-wallace-road-lemington-essex-vermont/49218>



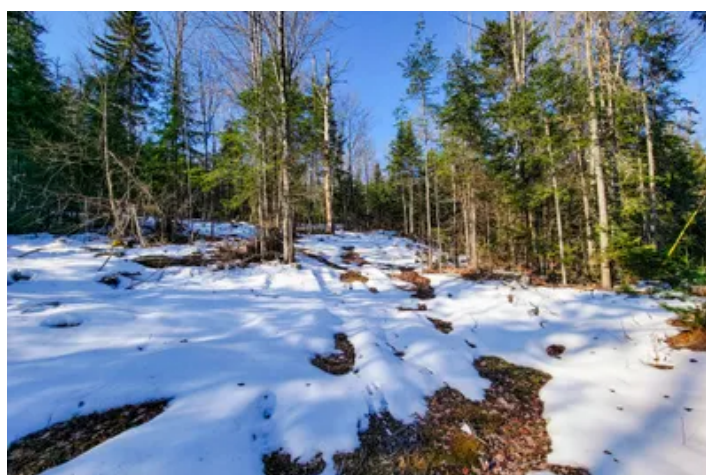
**PREFERRED  
PROPERTIES**

**PROPERTY DESCRIPTION**

Your ideal 42.7 +/- acre recreational woodland escape awaits in the quiet Vermont town of Lemington! Traverse the land utilizing the network of logging trails that lead to secluded, elevated plateaus that could make a great place for your dream seasonal hunting camp or a remote homesite, if appropriate wastewater can be identified per state regulations. With selective clearing, there is even potential for near & long-range mountain views on the property. Featuring a mostly level to sloping terrain, you'll enjoy easy access to the bulk of the land by foot or ATV along the woods roads & trails. An excellent hunting property, wildlife signs are abundant with deer & moose tracks seen throughout. Utility poles run along the Class III, gravel, town- maintained Wallace Road frontage with a utility pole conveniently located next to an existing access trail. Trailrunner offers high speed internet, cable TV & telephone services to other nearby homes in the area. Enrolled in the state's tax reduction program, Current Use, you'll enjoy low carrying costs for years to come in exchange for good stewardship of the land. 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. Located in a larger recreational region known for its hunting, snowmobiling, ATVing & hiking. Only 25 minutes to NH's Dixville Notch State Park! OFFER DEADLINE: 12/31/2023 at 6pm. Come explore today!

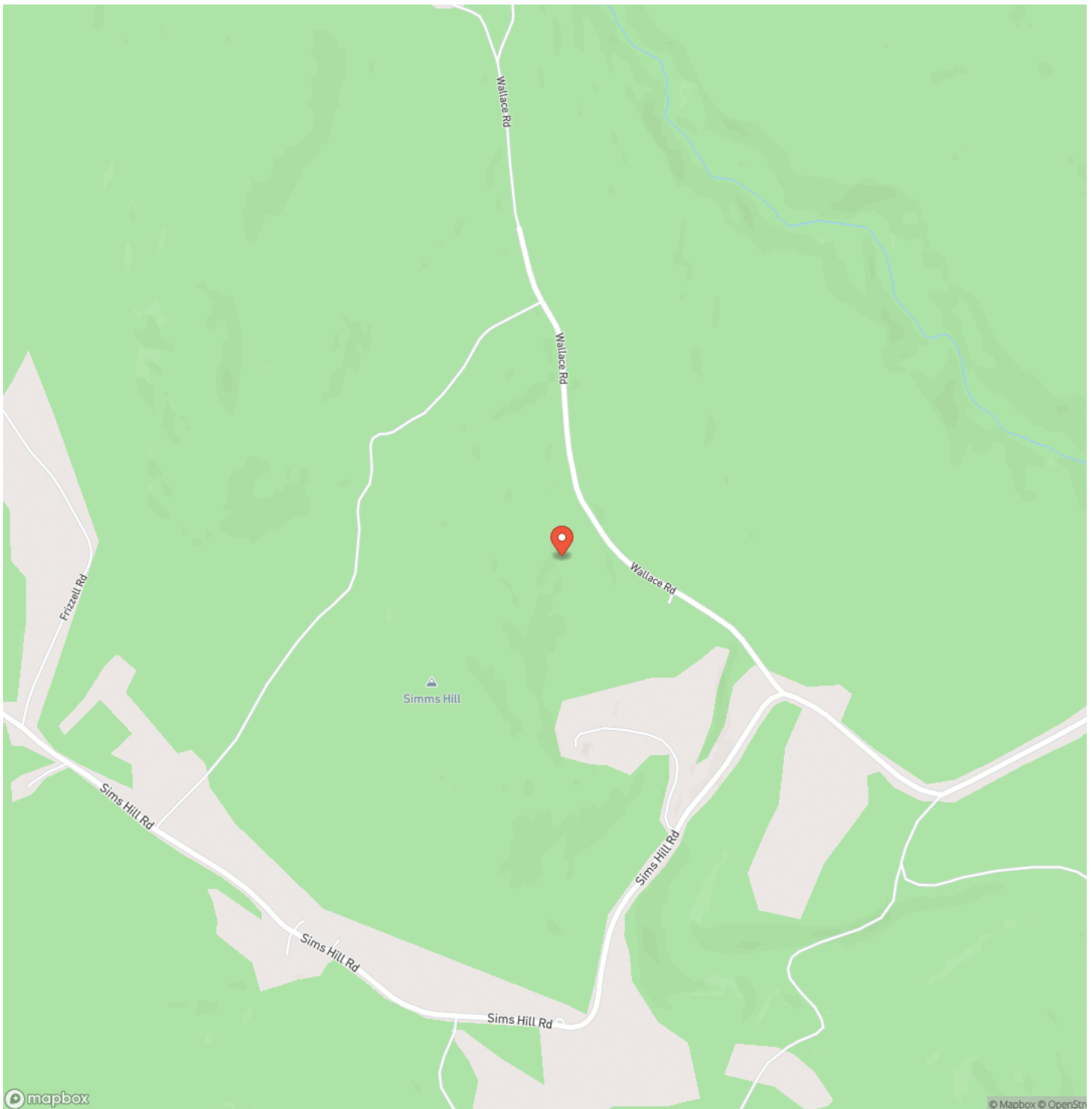






PREFERRED  
PROPERTIES

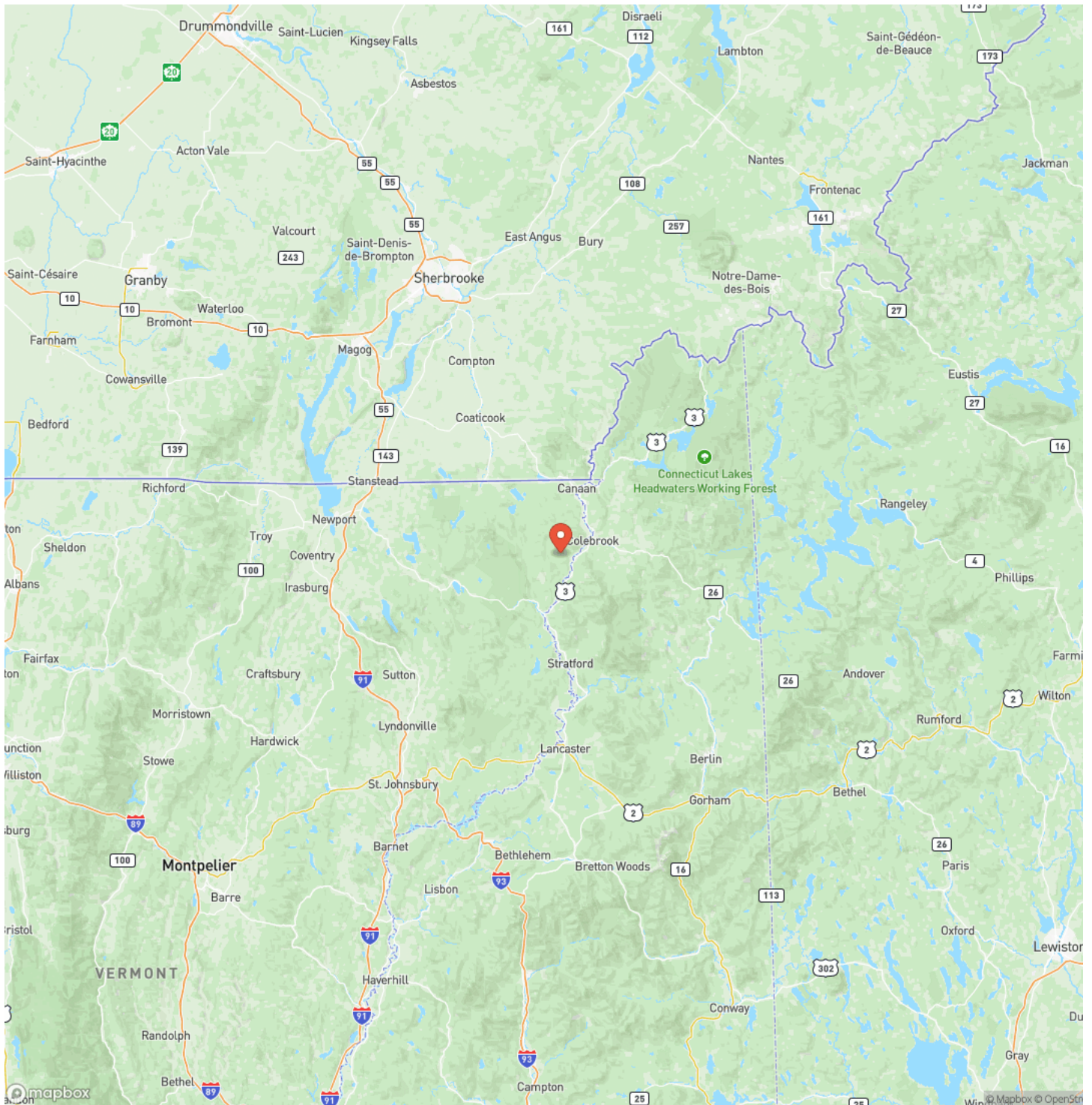
## Locator Map



PREFERRED  
PROPERTIES



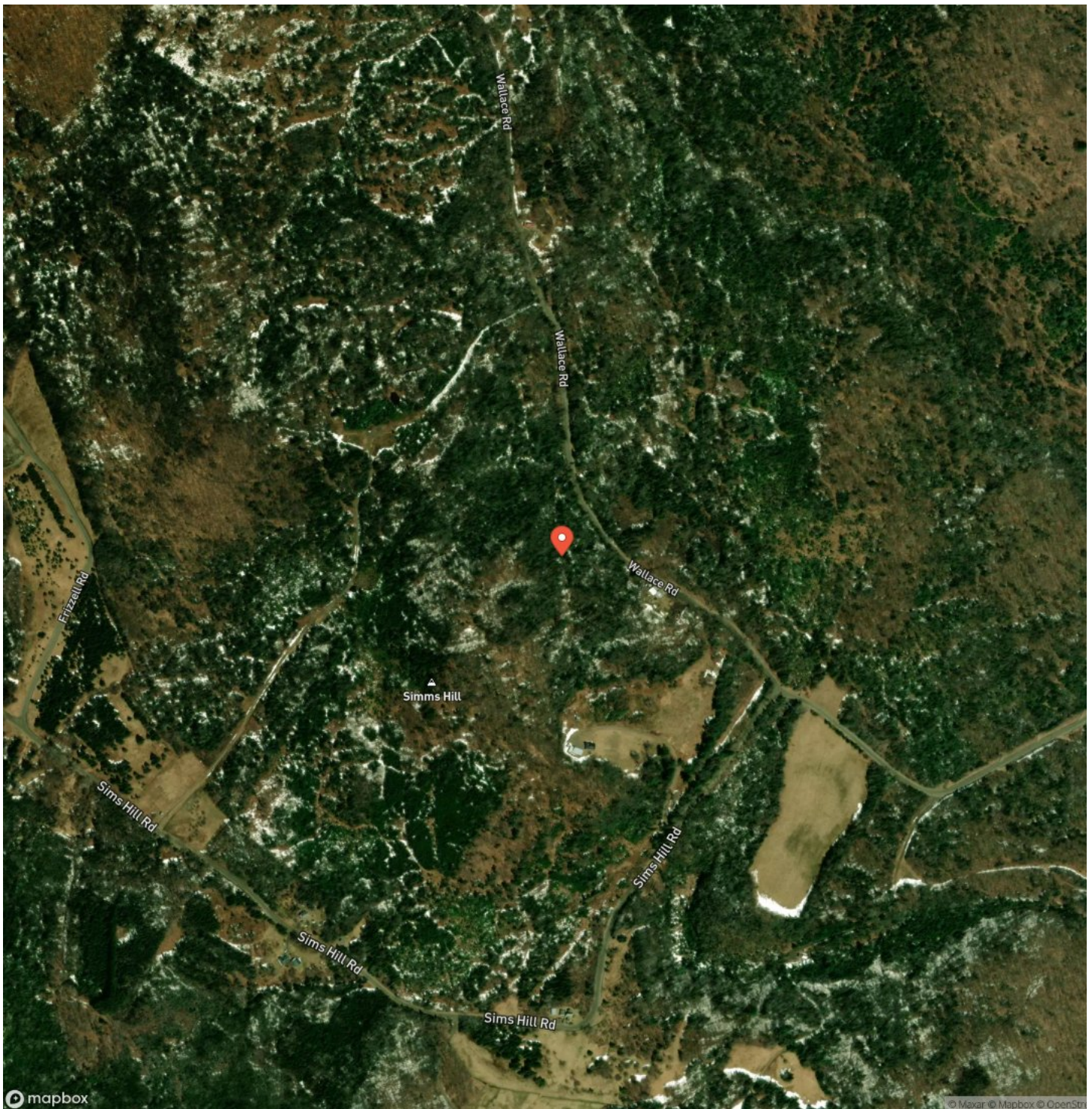
## Locator Map



PREFERRED  
PROPERTIES



## Satellite Map



PREFERRED  
PROPERTIES

**401 Wallace 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/**



[illegible]

## **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.



**PREFERRED  
PROPERTIES**



---

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

---



**PREFERRED  
PROPERTIES**