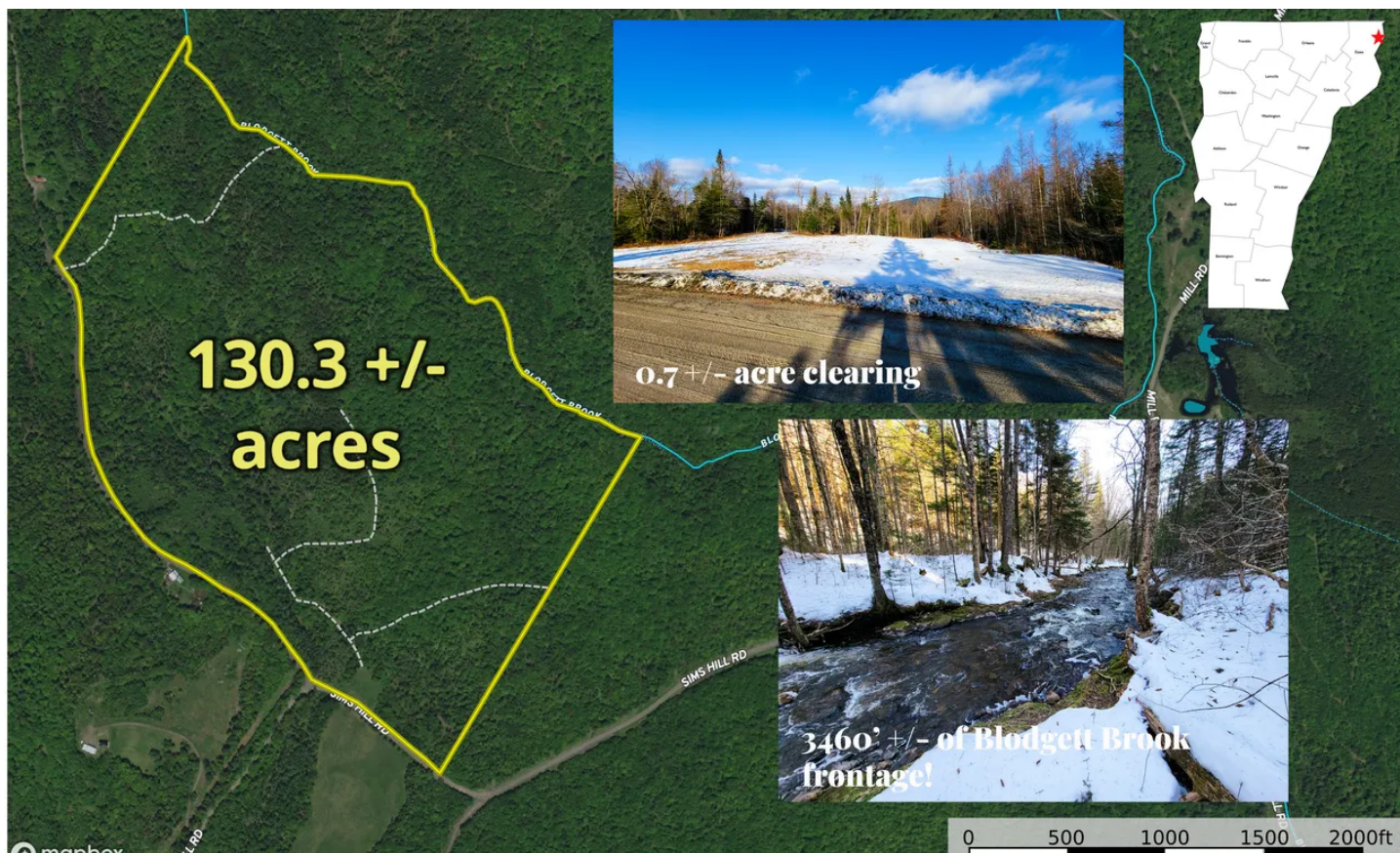


1659 Sims Hill Road - Lemington
1659 Sims Hill Road
Lemington, VT 05903

\$150,000
130.300± Acres
Essex County



PREFERRED
PROPERTIES

1659 Sims Hill Road - Lemington
Lemington, VT / Essex County

SUMMARY

Address

1659 Sims Hill Road

City, State Zip

Lemington, VT 05903

County

Essex County

Type

Hunting Land, Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

44.865174 / -71.578662

Taxes (Annually)

443

Acreage

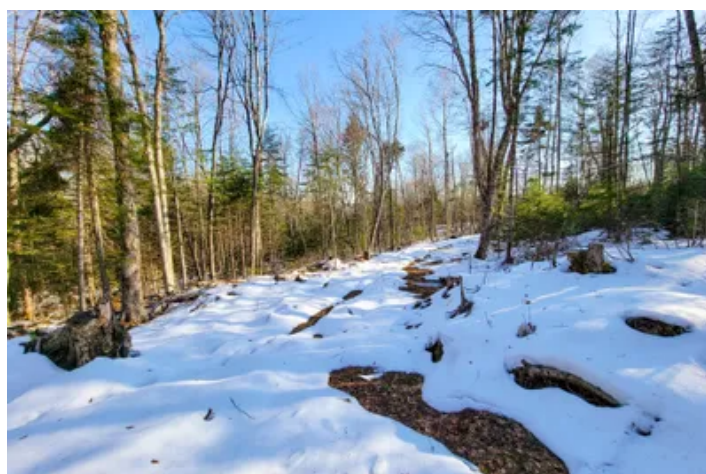
130.300

Price

\$150,000

Property Website

<https://www.landleader.com/property/1659-sims-hill-road-lemington-essex-vermont/49220>

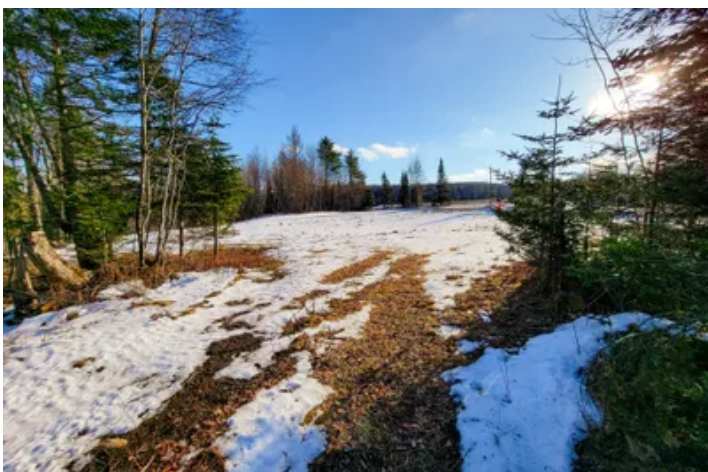
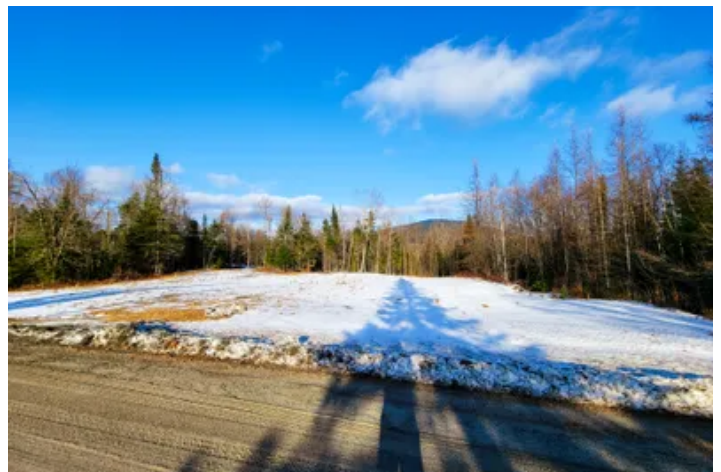


**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

This expansive 130.3 +/- acre property is perfect for your remote, recreational getaways in Lemington, VT! An existing 0.7 +/- acre clearing off the road frontage could make a great place to park your camper for seasonal escapes or build your dream country home if suitable septic soils can be identified. Wastewater per state regulations. With the topography gently sloping away from the road frontage, there is potential for exposing views of VT's Monadnock Mountain from the clearing for your year-round enjoyment. An old logging trail network extends from the clearing & into the woodland where deer, moose & other wildlife signs are seen throughout. The property enjoys 3490' +/- feet of beautiful, year-round Blodgett Brook frontage among the privacy of the back acreage as well as several tributary streams. Utility poles run along the property's 3460' +/- of road frontage on the Class III, gravel, town maintained & plowed roads of Sims Hill Road & Wallace Road. 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. Set within a very sparsely developed area of Vermont but offering easy access to the VT-102 & NH-3 travel corridors with 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. Come explore today!





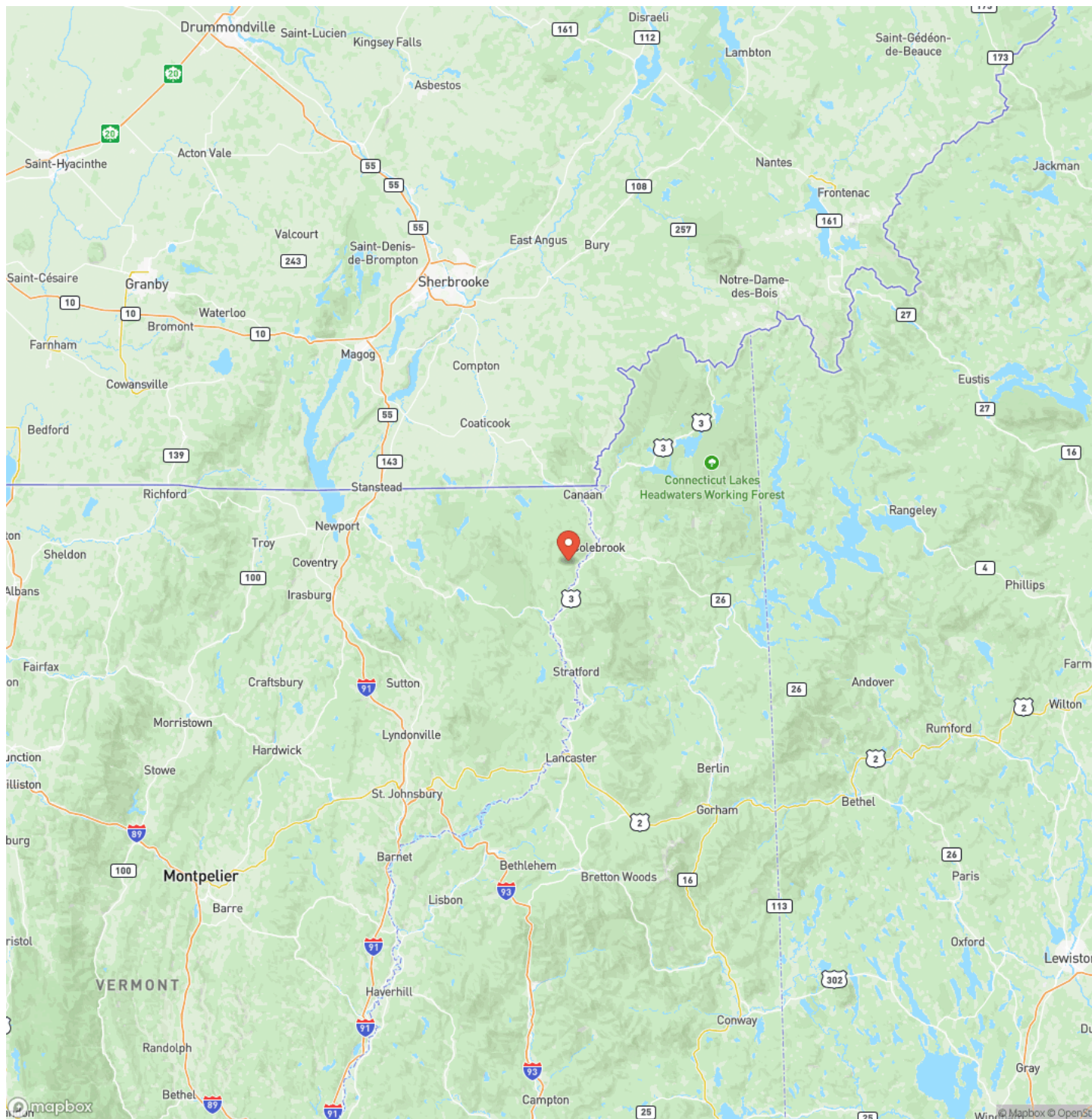
PREFERRED
PROPERTIES

Locator Map



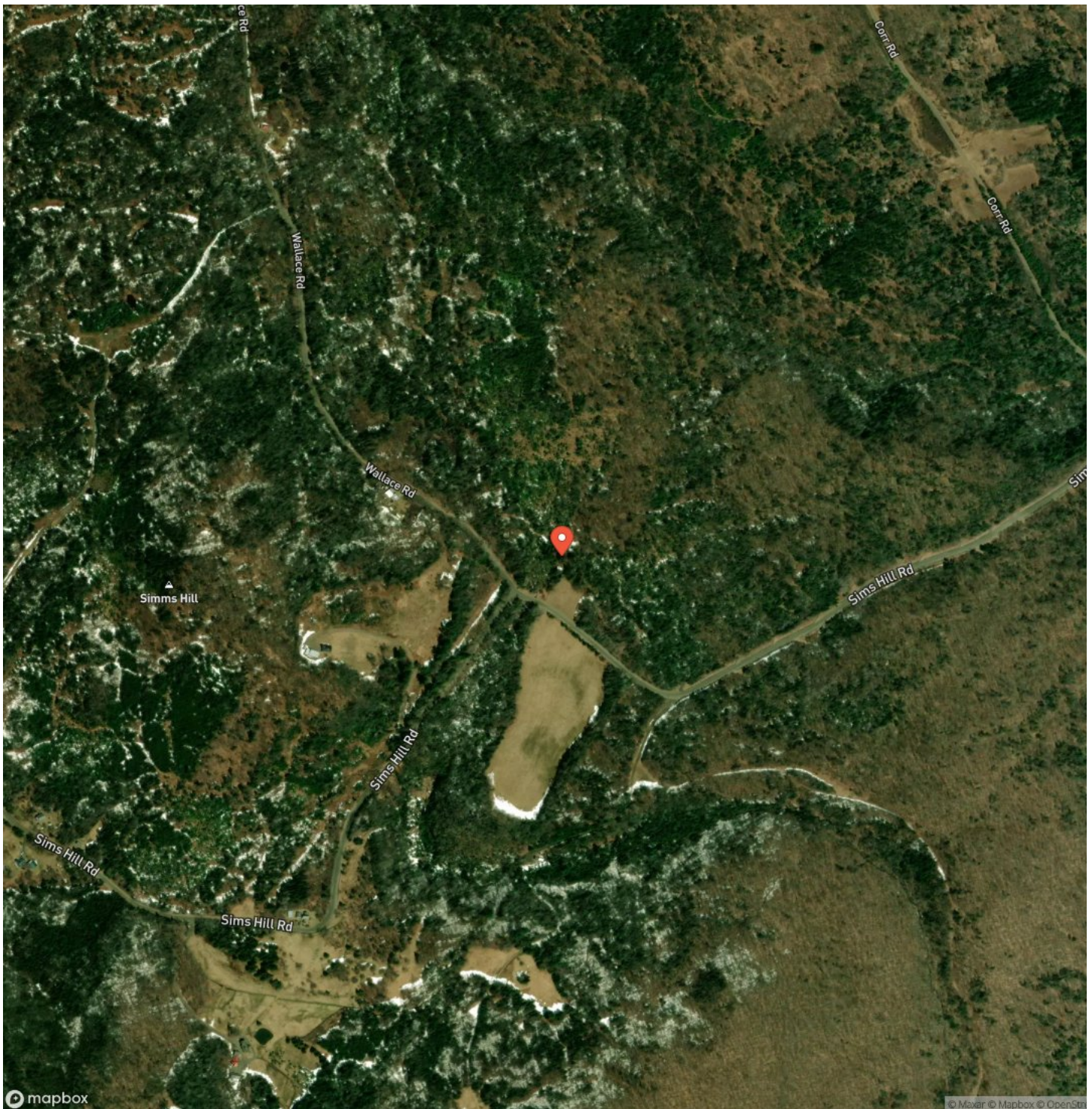
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



1659 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/

[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/



**PREFERRED
PROPERTIES**