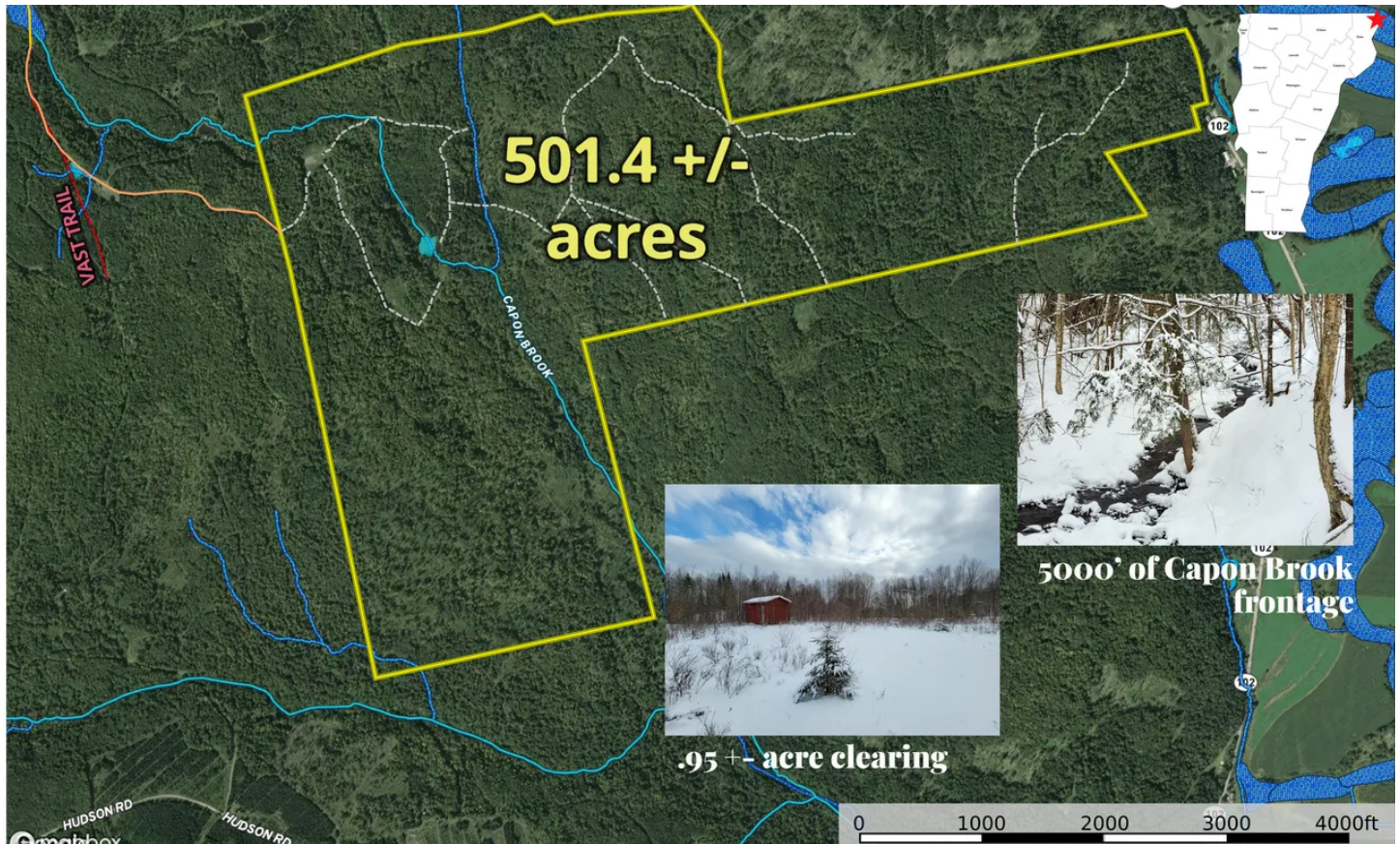


3801 VT Route 102 - Canaan
3801 VT Route 102
Canaan, VT 05903

\$475,000
501.400± Acres
Essex County



PREFERRED
PROPERTIES

3801 VT Route 102 - Canaan
Canaan, VT / Essex County

SUMMARY

Address

3801 VT Route 102

City, State Zip

Canaan, VT 05903

County

Essex County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

44.959591 / -71.528397

Acreage

501.400

Price

\$475,000

Property Website

<https://www.landleader.com/property/3801-vt-route-102-canaan-essex-vermont/49911>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Your dream 501.4 +/- acre recreational property awaits in Vermont's Northeast Kingdom town of Canaan! Setback from Route 102 & a private 50' wide right-of-way off Kemp Hill Road, the sprawling woodland offers an excellent secluded retreat from everyday life. With ideal hunting conditions, an old logging trail network on-site, & great proximity to the VAST snowmobile trail, the year-round recreational possibilities are seemingly endless. The 50' right-of-way provides access to the property's most secluded acreage. An existing .95 +/- acre clearing is setback from the right-of-way & offers the perfect place to build your remote, off-grid seasonal getaway. An existing structure is located in the clearing; the seller has no knowledge of the condition. Trails extend from the clearing into the woodland & lead to the beautiful Capon Brook on the property. There are utility poles located along the state-maintained Route 102 road frontage, and high-speed internet is available to nearby homes off Route 102 through Trailrunner & Netafy. The property is not enrolled in the state tax reduction program, Current Use, but is likely eligible. Access to the property in the winter months will be best from Route 102 by foot or by snowmobile from Kemp Hill Road & the right-of-way to the westerly portion of the property. Kemp Hill Road is a town road that is only partially town maintained & plowed. Less than 10 minutes away from the Canada border & Colebrook, NH. Come imagine your future getaways!



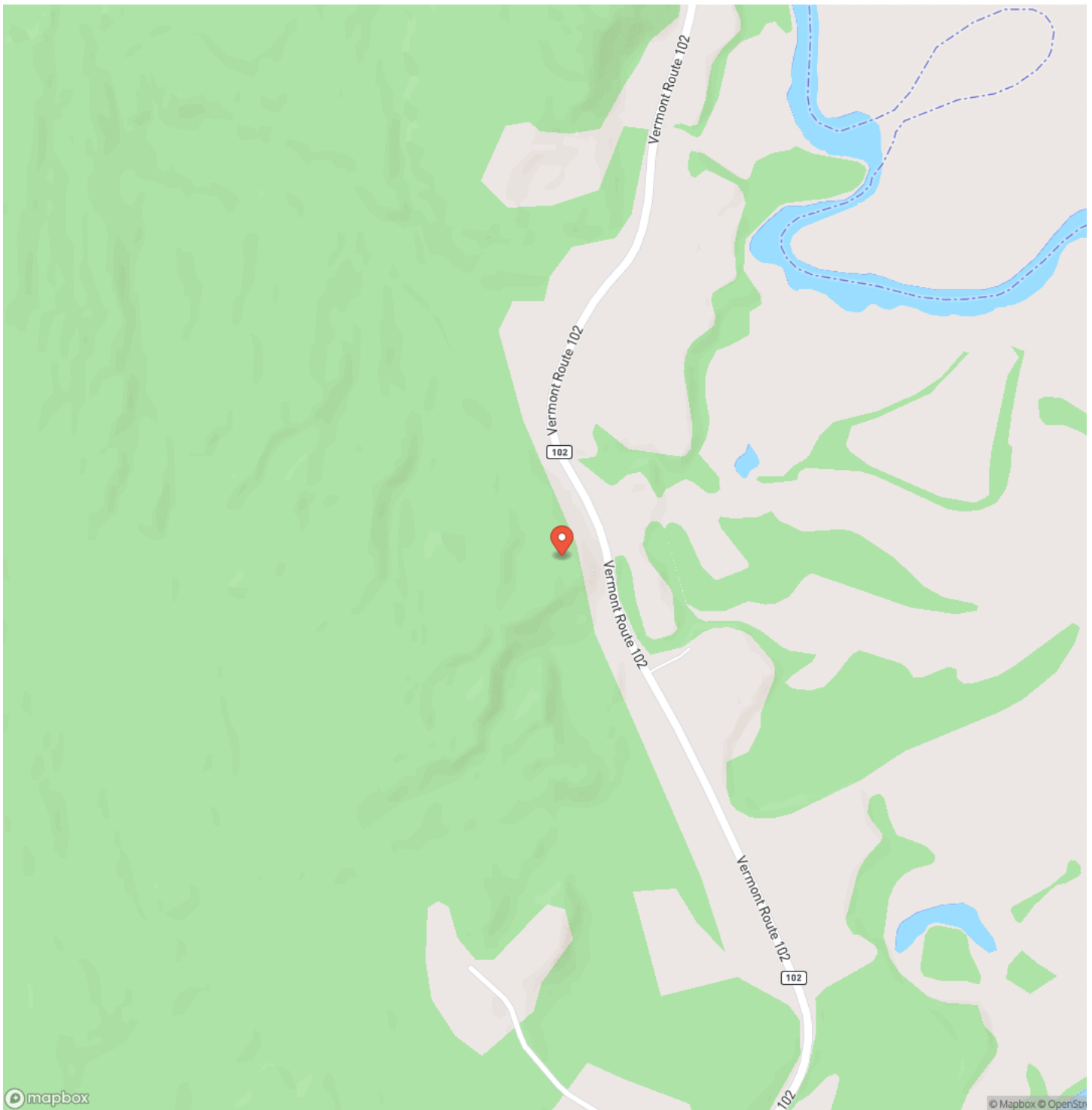
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3801 VT Route 102 - Canaan
Canaan, VT / Essex County



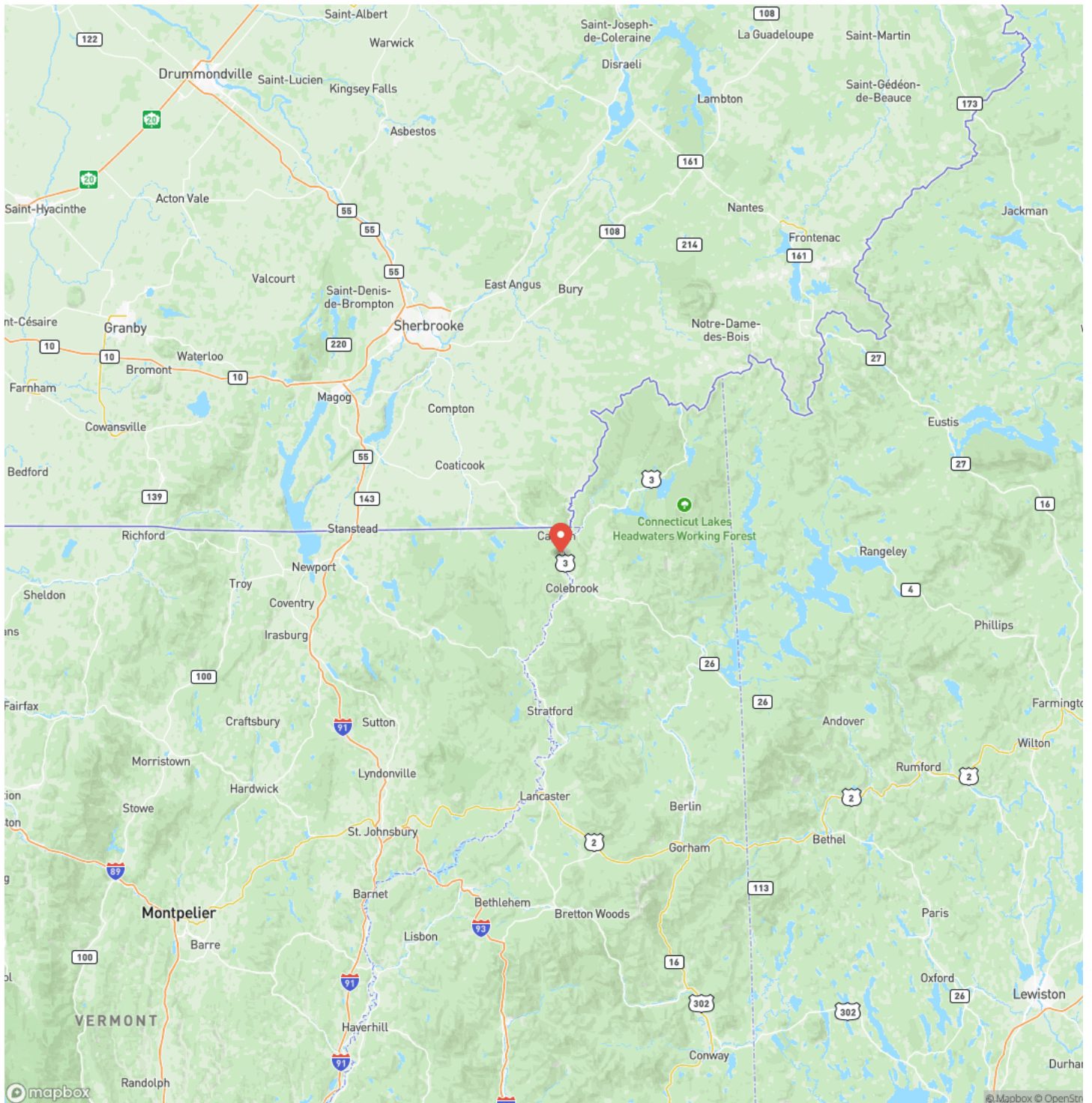
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Locator Map



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PROPERTIES

Locator Map



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PROPERTIES

Satellite Map



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3801 VT Route 102 - Canaan
Canaan, 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



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MORE INFO ONLINE:

preferredpropertiesvt.com/

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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 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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Williston, VT 05495
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