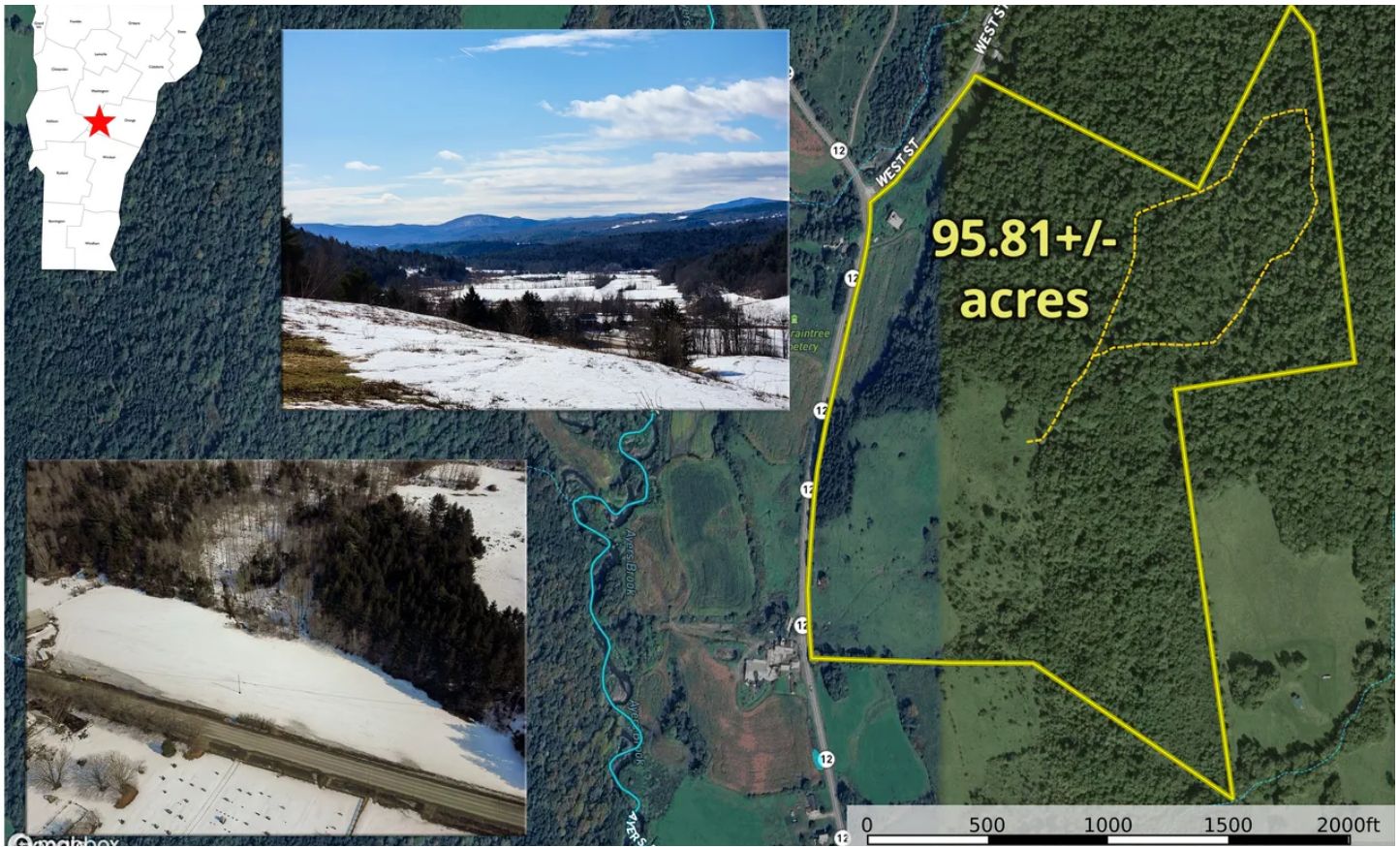


3888 Route 12 - Braintree
3888 Route 12
East Braintree, VT 05060

\$250,000
95.800± Acres
Orange County



PREFERRED
PROPERTIES

3888 Route 12 - Braintree
East Braintree, VT / Orange County

SUMMARY

Address

3888 Route 12

City, State Zip

East Braintree, VT 05060

County

Orange County

Type

Undeveloped Land, Residential Property, Recreational Land

Latitude / Longitude

43.987305 / -72.648959

Taxes (Annually)

43417

Acreage

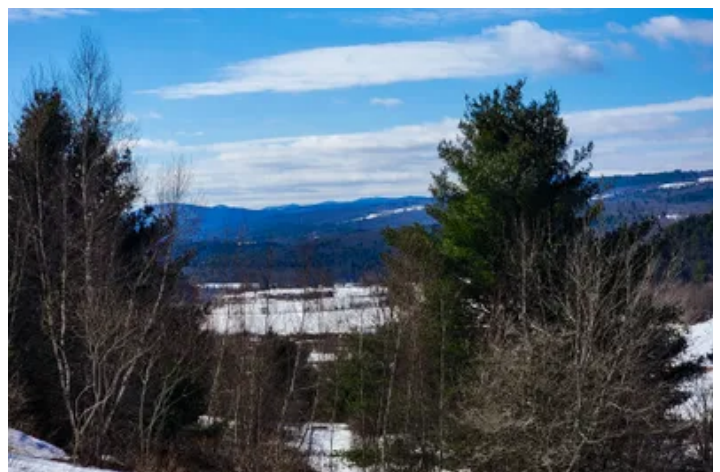
95.800

Price

\$250,000

Property Website

<https://www.landleader.com/property/3888-route-12-braintree-orange-vermont/52747>



**PREFERRED
PROPERTIES**

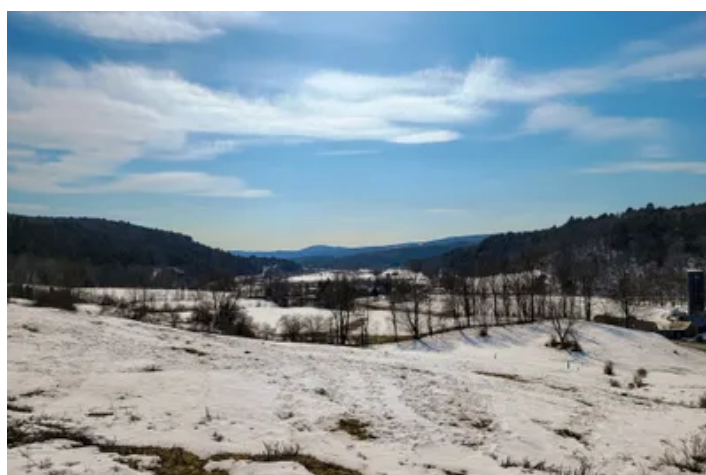
3888 Route 12 - Braintree
East Braintree, VT / Orange County

PROPERTY DESCRIPTION

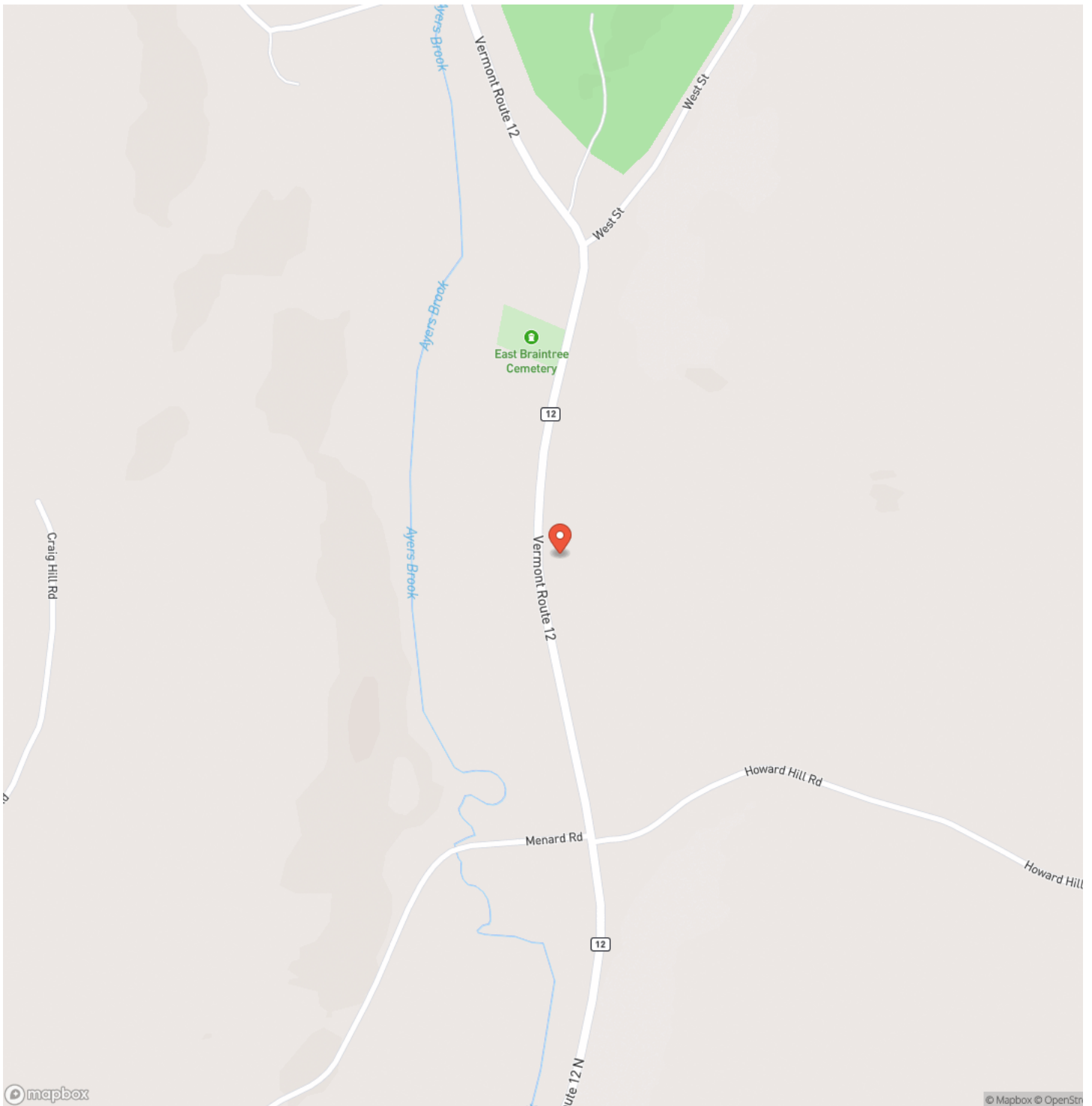
95.81+/- of open & wooded acres, perfect for a homesteader, potential residence or mini-farm, located in the small town of Braintree, VT. Land consists of 20+/- open acres with 3.8+/- of that being tillable and used for corn with the remainder animal pasture. 75+/- acres of mixed northern hardwood forest. At one time home to roughly 1,000 sugar taps, it's estimated now to retain 500+/- . The southwesterly exposure slopes up from the year-round, State maintained and plowed Route 12. Power runs along the road frontage along with EC-Fiber highspeed internet. An old stone wall lines the southern border of the open fields which gently continue to climb in elevation improving views as it goes. From the upper fields, enjoy views of Killington & Pico, this may make a great potential home site. The 3.8+/- acres of prime agricultural soil are leased to a local corn farmer for the 2024 Ag season only. This acreage will be wonderful for a garden or small farm the following year. The property is not burdened by the Land Trust but is enrolled in the Vermont Current Use tax reduction program. Plenty of trails that meander through the forest along with an old sugarhouse. There's an old lean-to for storage on the southern road frontage & an old barn in disrepair along the northern road frontage. Excellent proximity to I-89, Randolph, & all major amenities, entertainment, & employment opportunities of Central Vermont. 85+/- Acre farm also for sale across the street, see MLS#4986791



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PROPERTIES**

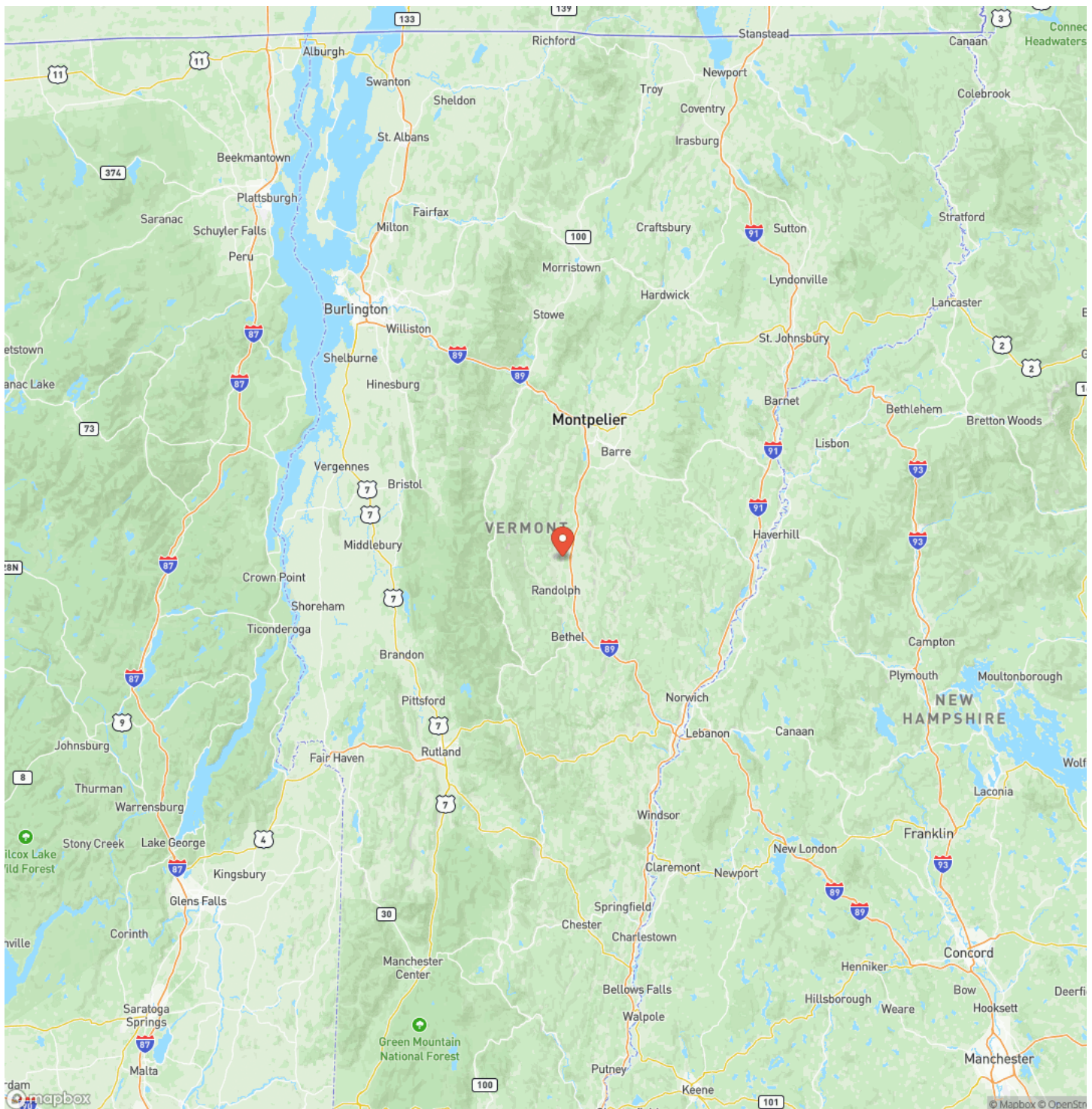


Locator Map



PREFERRED
PROPERTIES

Locator Map



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MORE INFO ONLINE:

preferredpropertiesvt.com/

Satellite Map



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3888 Route 12 - Braintree
East Braintree, VT / Orange 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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