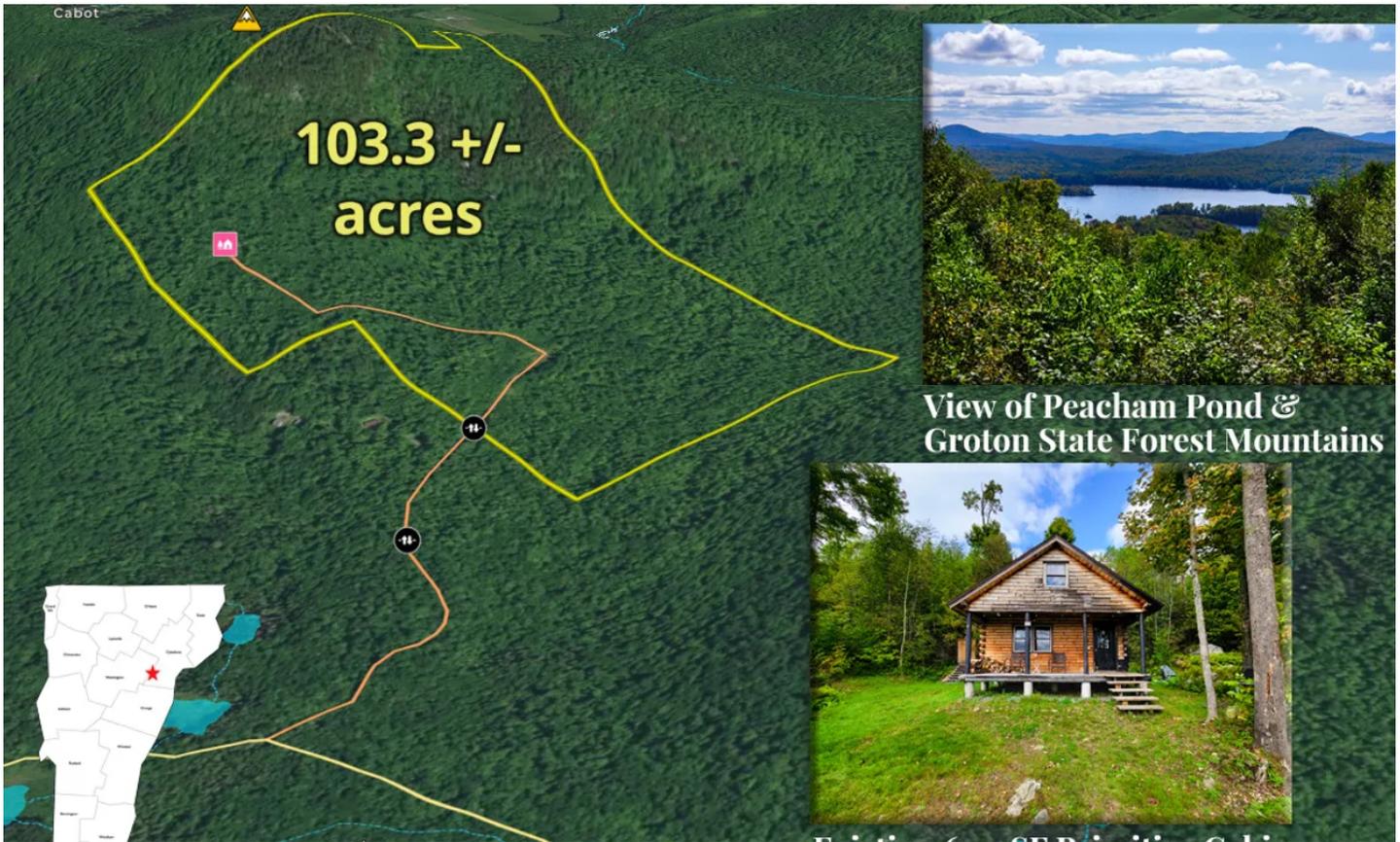


2700 Lanesboro Road - Peacham  
2700 Lanesboro Road  
Peacham, VT 05862

**\$350,000**  
103.300± Acres  
Caledonia County



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PROPERTIES

**MORE INFO ONLINE:**  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

**2700 Lanesboro Road - Peacham**  
**Peacham, VT / Caledonia County**

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**SUMMARY**

**Address**

2700 Lanesboro Road

**City, State Zip**

Peacham, VT 05862

**County**

Caledonia County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

44.348388 / -72.256262

**Taxes (Annually)**

3135

**Dwelling Square Feet**

600

**Acreage**

103.300

**Price**

\$350,000

**Property Website**

<https://www.landleader.com/property/2700-lanesboro-road-peacham-caledonia-vermont/45448>



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**PROPERTY DESCRIPTION**

Experience one of the most magnificent views from your front porch. Overlooking the beautiful 338-acre Peacham Pond, this 103.3 +/- ac property is completely secluded yet easy to access. There is a cute 600+/- SF fully furnished log cabin ready for this fall season with an existing outhouse & a roof cistern for outside washing. Cozy wood stove, kitchenet, sleeping loft & more! A state-issued wastewater permit conveys & allows for the conversion of the existing primitive camp to a 2-bedroom home. Power is by portable generator, but the property is prime for a small solar system. The property's driveway is about 2000' down a seasonal road. In the past the neighbor has plowed to the property gate. The property is not in VT Current Use tax reduction but is likely eligible. Forest is primarily young sugar maple. Walk down your driveway & cross the road into the 26,000-acre Groton State Forest. Just a short .3-mile ride to access the VAST snowmobile trail. Hang out on your property or explore the 1000's of acres of nearby public lands. Peacham Pond, Mollys Falls Pond, Lake Groton & others are minutes away. Storms, floods, heat & fires that have ravaged the US have made the climate crisis feel especially acute. Researchers have looked at multiple factors to assess the least risky place to live in the US as the climate warms. One region has emerged well ahead of the rest: the northeastern US. Of the 10 lowest risk counties, 6 are located in VT. Come hedge against future climate change.

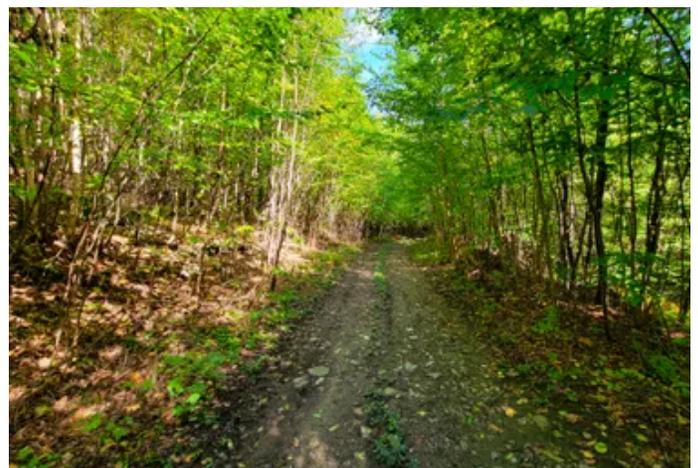
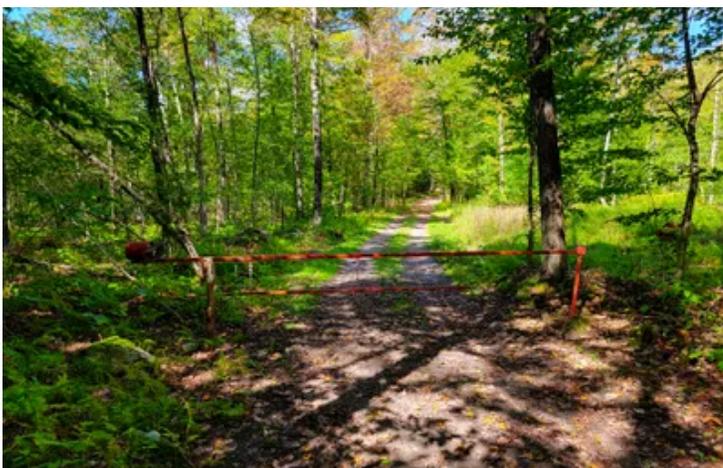


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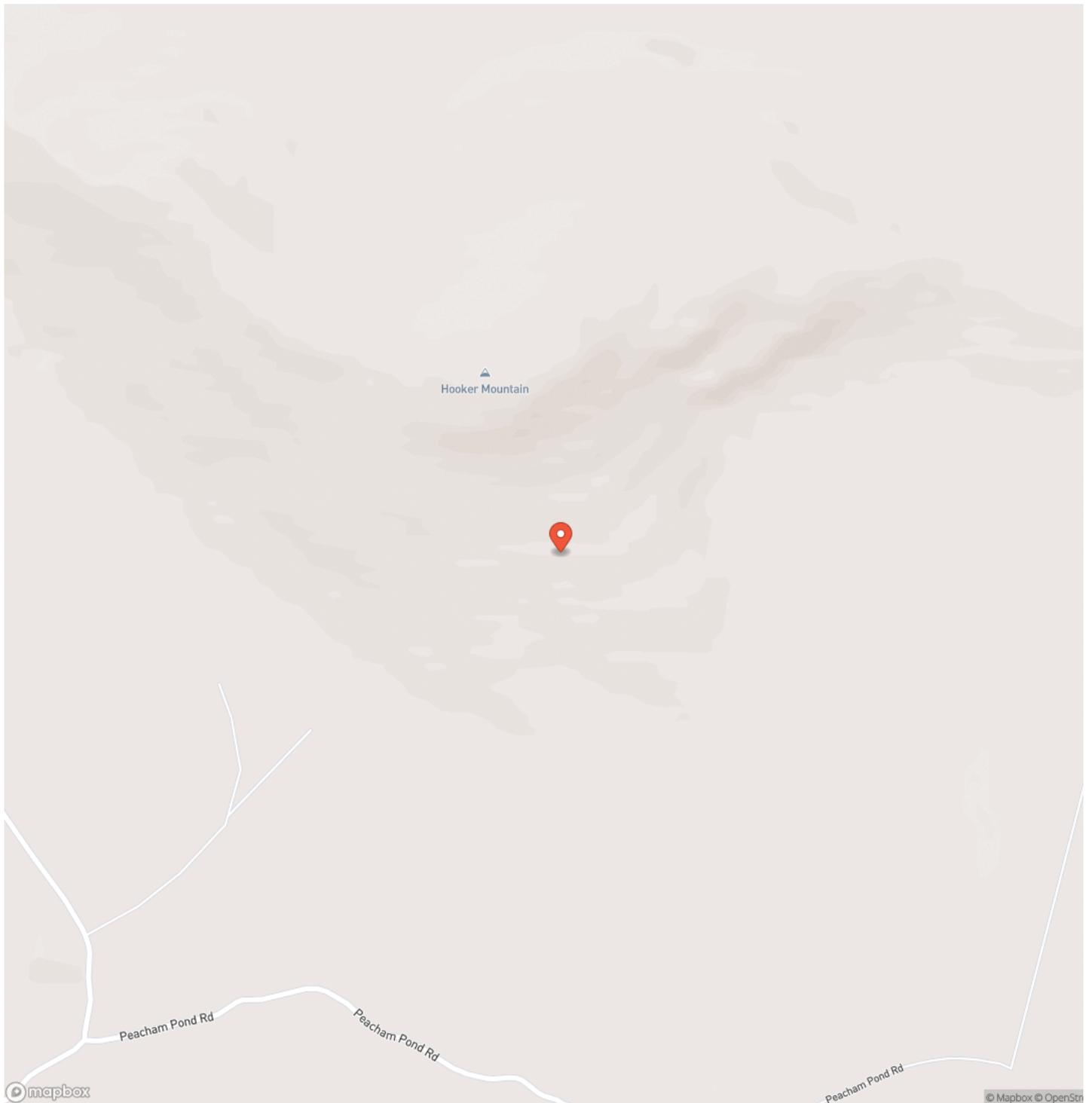
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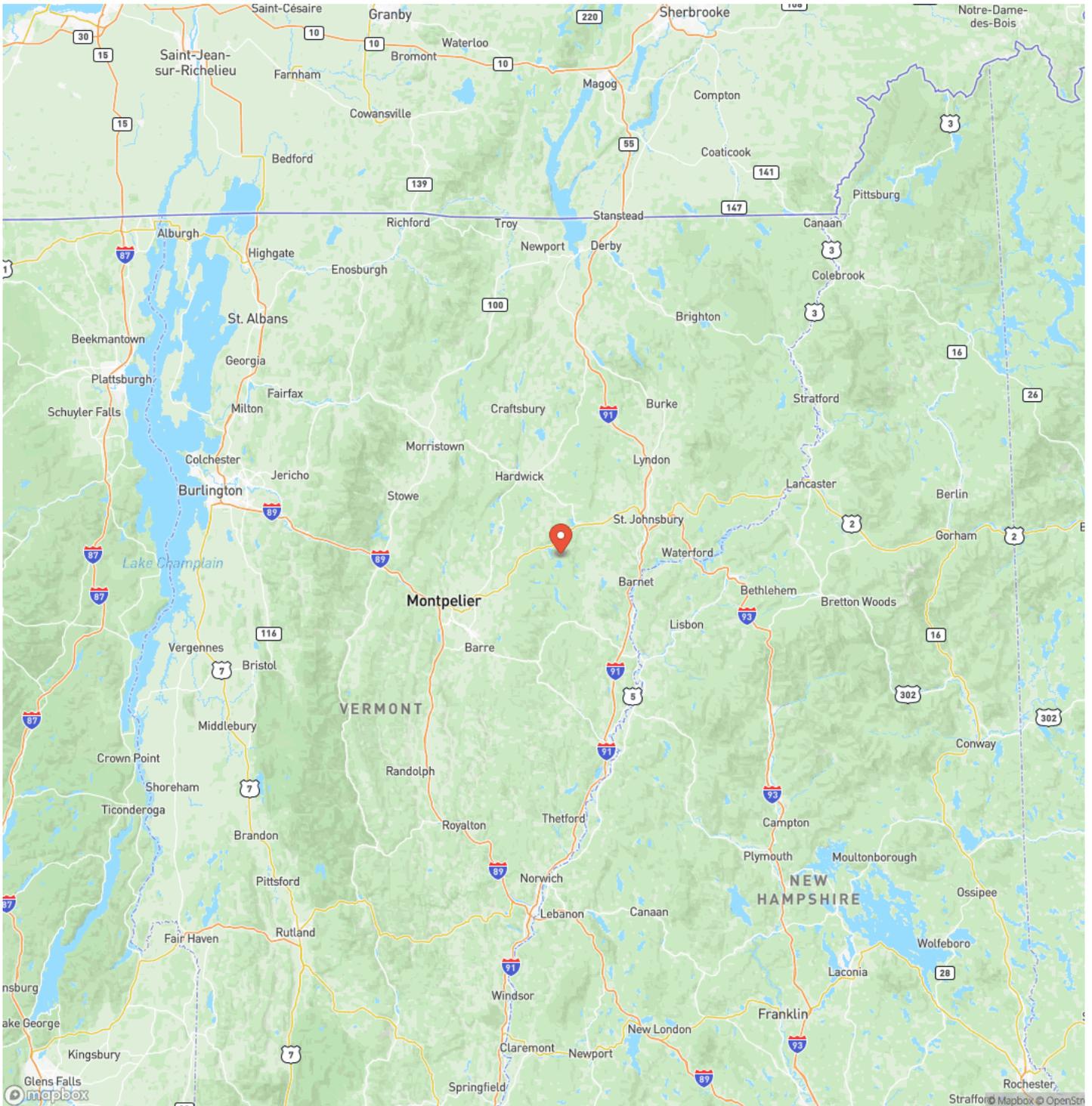
2700 Lanesboro Road - Peacham  
Peacham, VT / Caledonia County



## Locator Map



# Locator Map

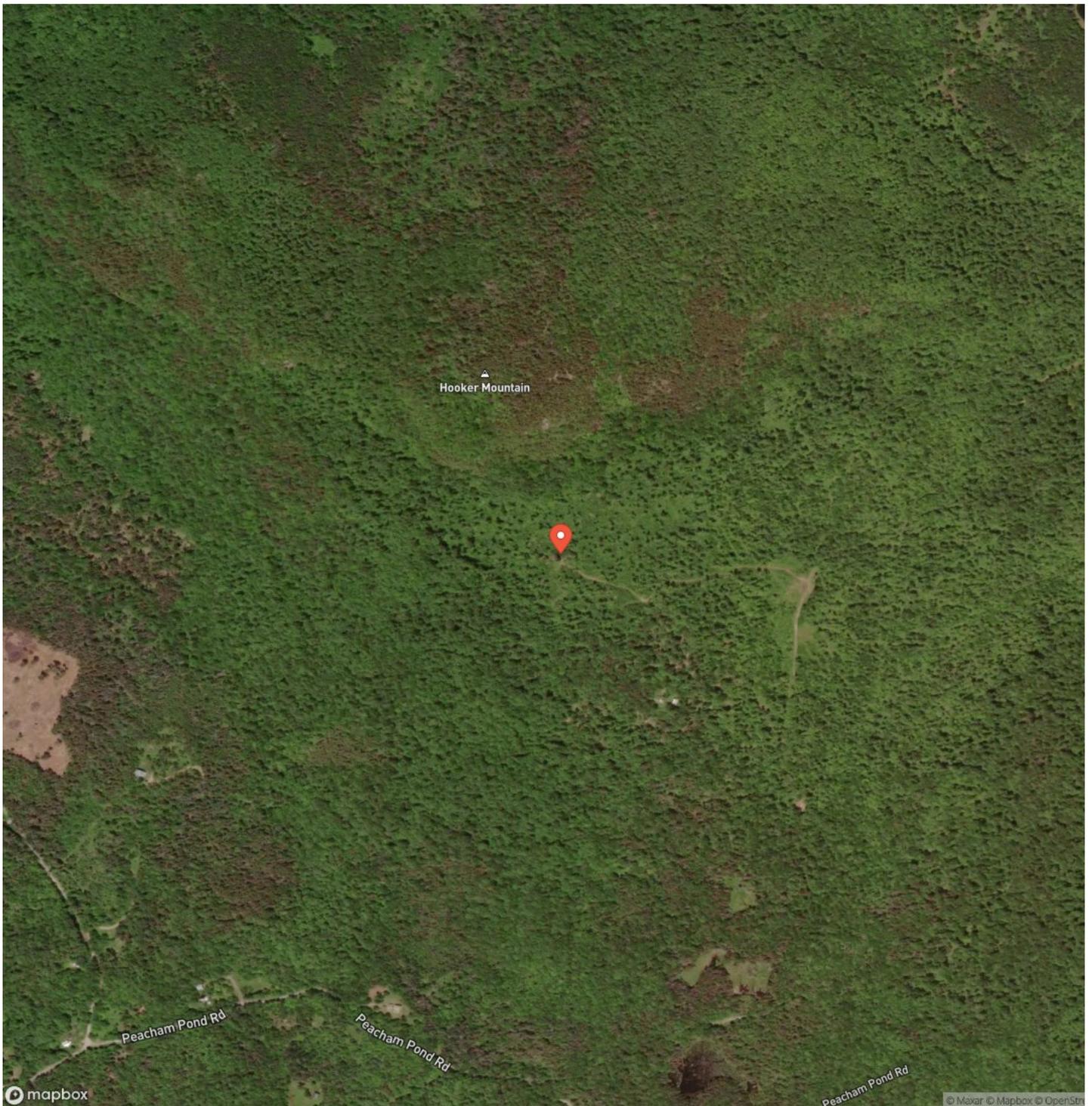


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## Satellite Map



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## **DISCLAIMERS**

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**Preferred Properties**  
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Williston, VT 05495  
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