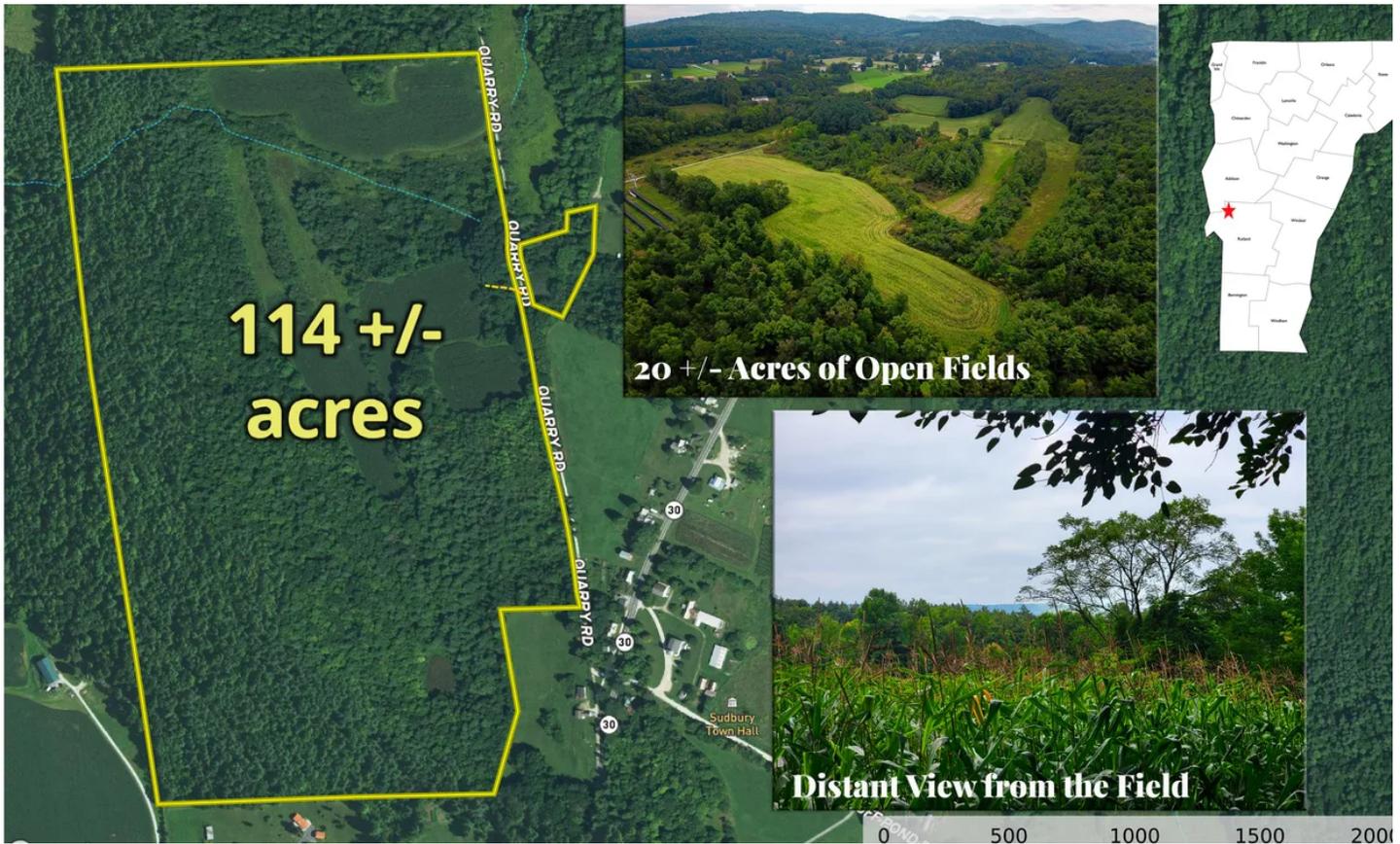


Forest & Farmland in Sudbury, VT  
265 Quarry Road  
Sudbury, VT 05733

**\$225,000**  
114± Acres  
Rutland County



**Forest & Farmland in Sudbury, VT**  
**Sudbury, VT / Rutland County**

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**SUMMARY**

**Address**

265 Quarry Road

**City, State Zip**

Sudbury, VT 05733

**County**

Rutland County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Farms

**Latitude / Longitude**

43.803185 / -73.20715

**Taxes (Annually)**

505

**Acreage**

114

**Price**

\$225,000

**Property Website**

<https://www.landleader.com/property/forest-farmland-in-sudbury-vt-rutland-vermont/45776>



**PREFERRED  
PROPERTIES**

**PROPERTY DESCRIPTION**

Positioned in a quaint hollow, tucked away from the world, this 114 +/- acre property offers the perfect mix of forest & farmland in Sudbury, VT. The acreage features 20 +/- acres of open agricultural land with the remainder wooded. The property offers great potential for a home estate, small farming operation, or recreational/hunting property. Quarry Road is a gravel, town-maintained & plowed road. There is a small solar operation at the very end & currently only one home. Utilities poles are along the frontage. The landowner currently leases the fields which are actively farmed & will continue as such to the end of this Ag year. Holding costs are very low with the property enrolled in the Current Use tax reduction program; 2 acres have been conveniently excluded for a future potential homesite. The town of Sudbury is a small rural farming community just 15 miles south of Middlebury – a well-known college town with major shopping, entertainment & medical services. Only a short drive to Lake Champlain to the west & Lake Dunmore to the east, the area offers excellent proximity to recreational opportunities. There is a forest management plan, and no cutting is needed during the current 10-year term. There are 3 distinct woodland areas - a White Cedar & Pine section, a mixed woods section that is primarily sugar maple, and a Pioneer area that was likely open farm fields 50 +/- years ago. No septic soil testing has been completed. Come see & explore this property today!



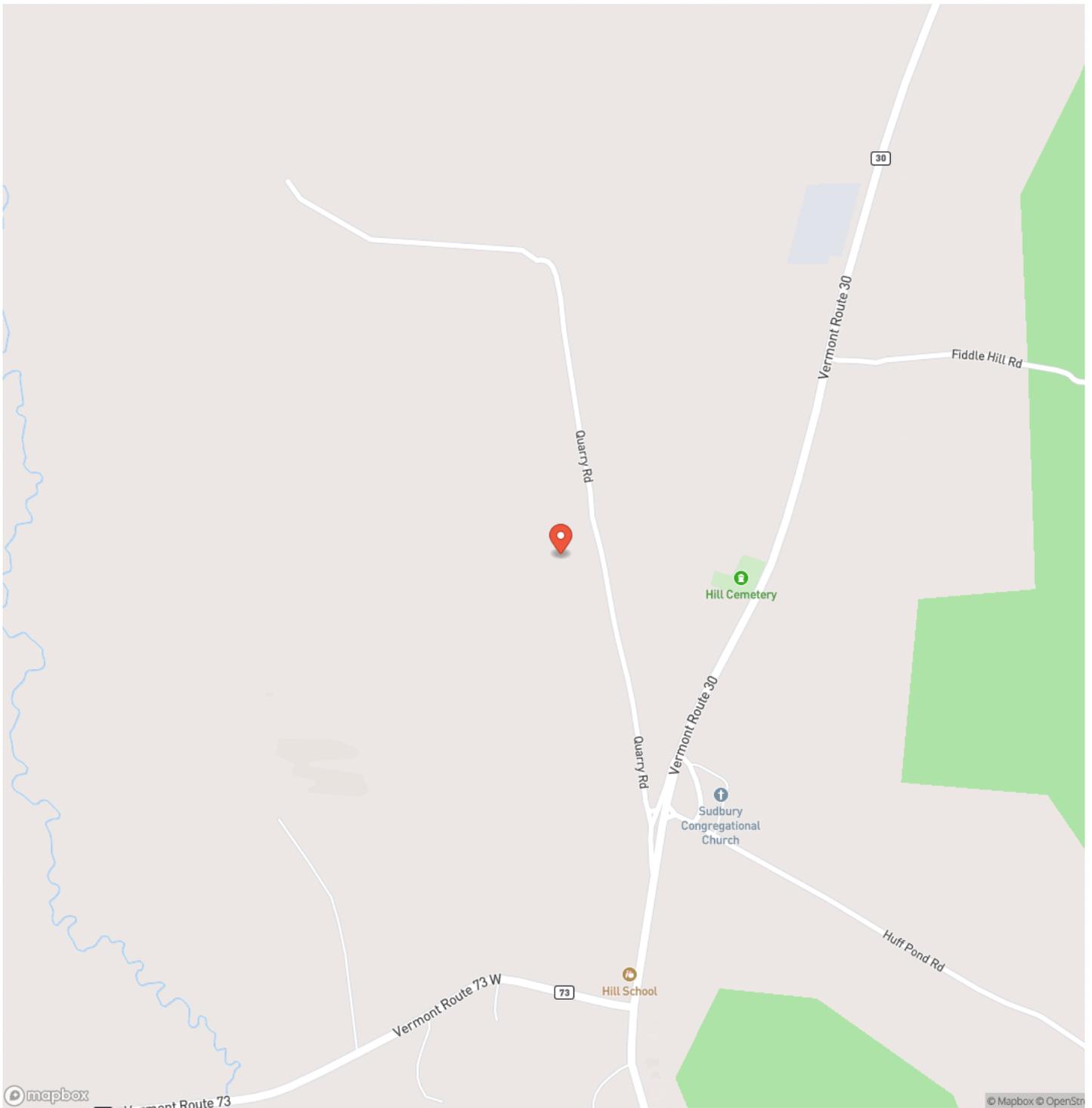
**PREFERRED  
PROPERTIES**

**Forest & Farmland in Sudbury, VT**  
**Sudbury, VT / Rutland County**

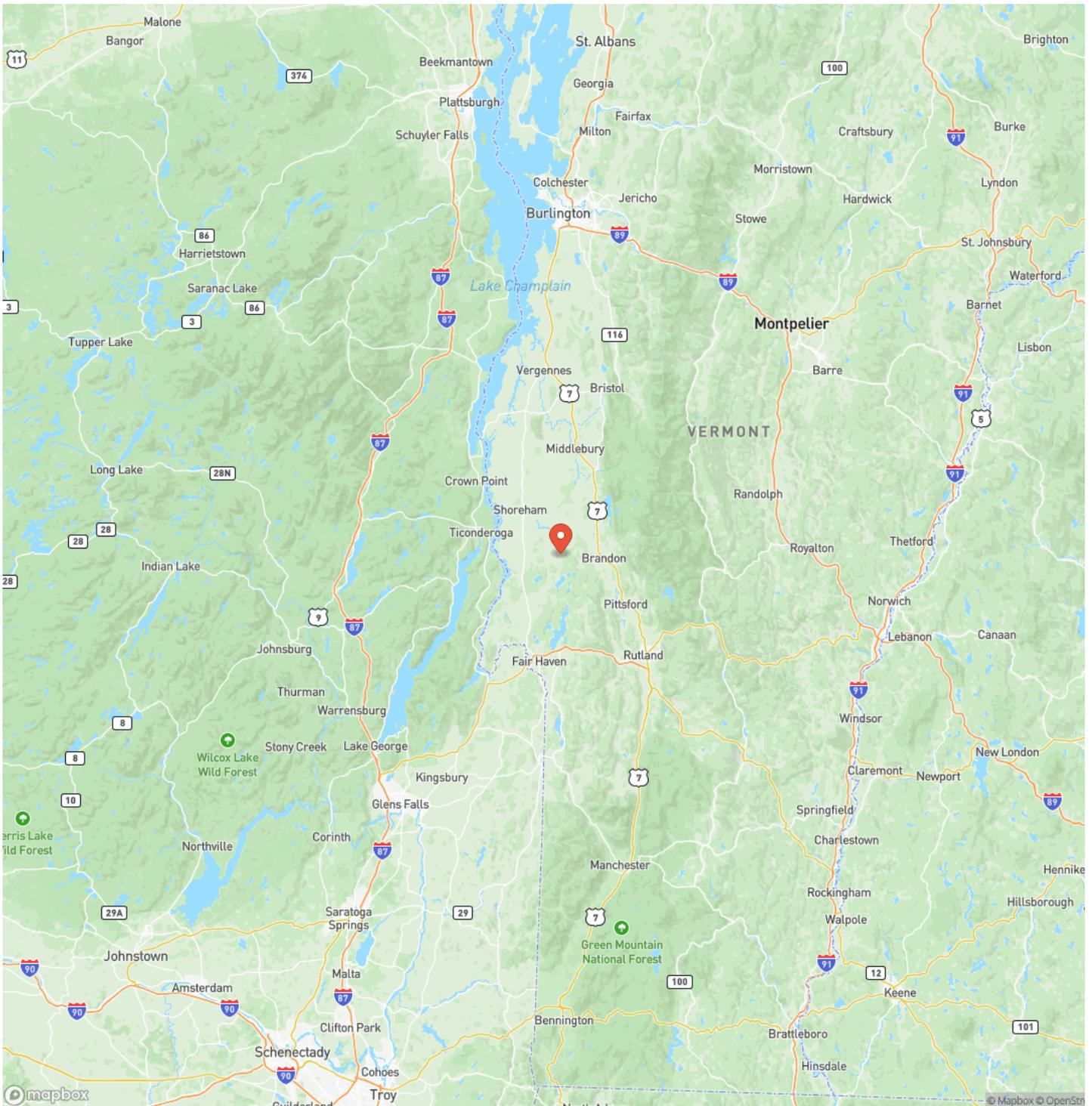
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## Locator Map



# Locator Map

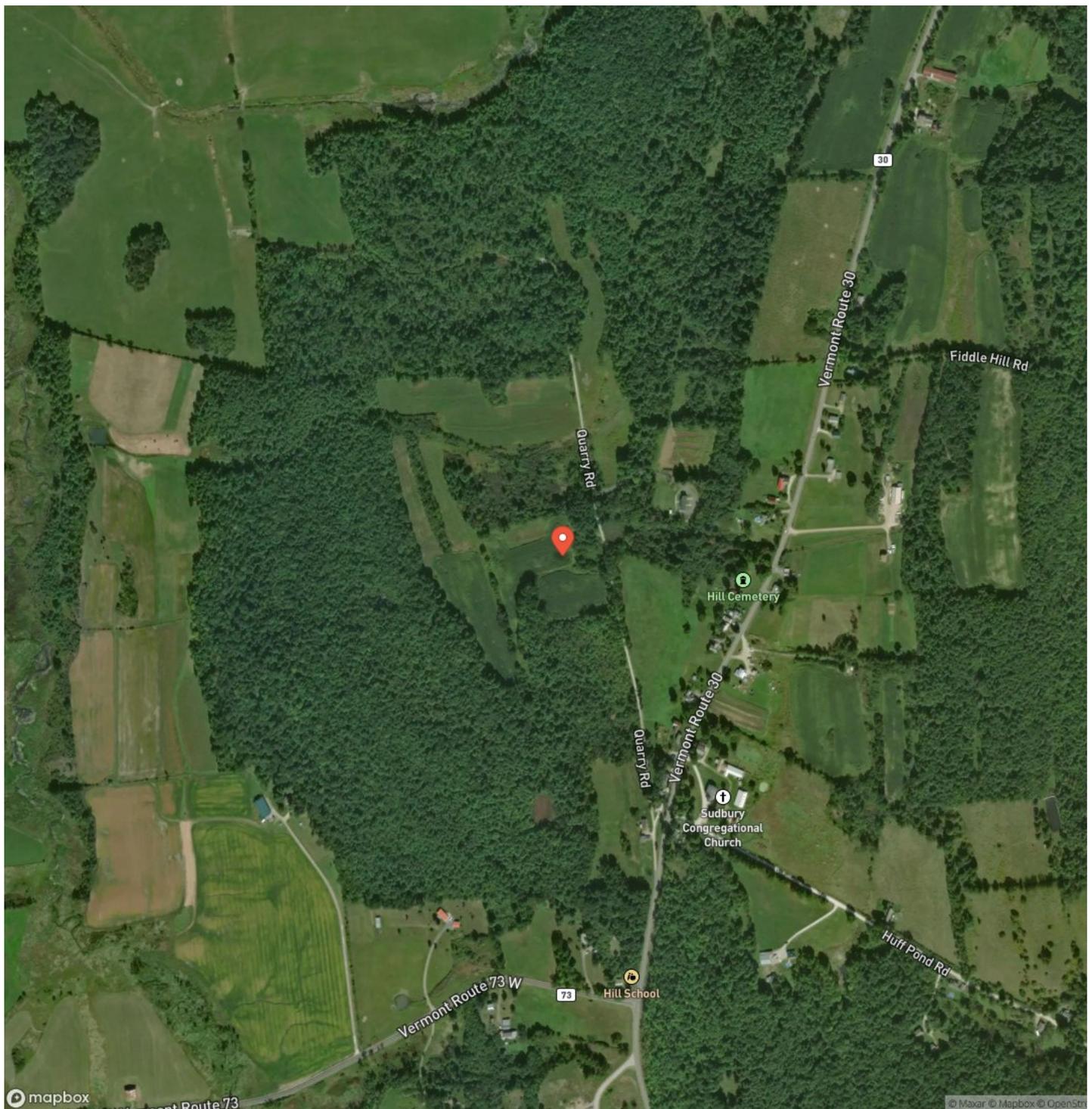


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**MORE INFO ONLINE:**

**[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)**

## Satellite Map



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## **DISCLAIMERS**

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**MORE INFO ONLINE:**

**[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)**

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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
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