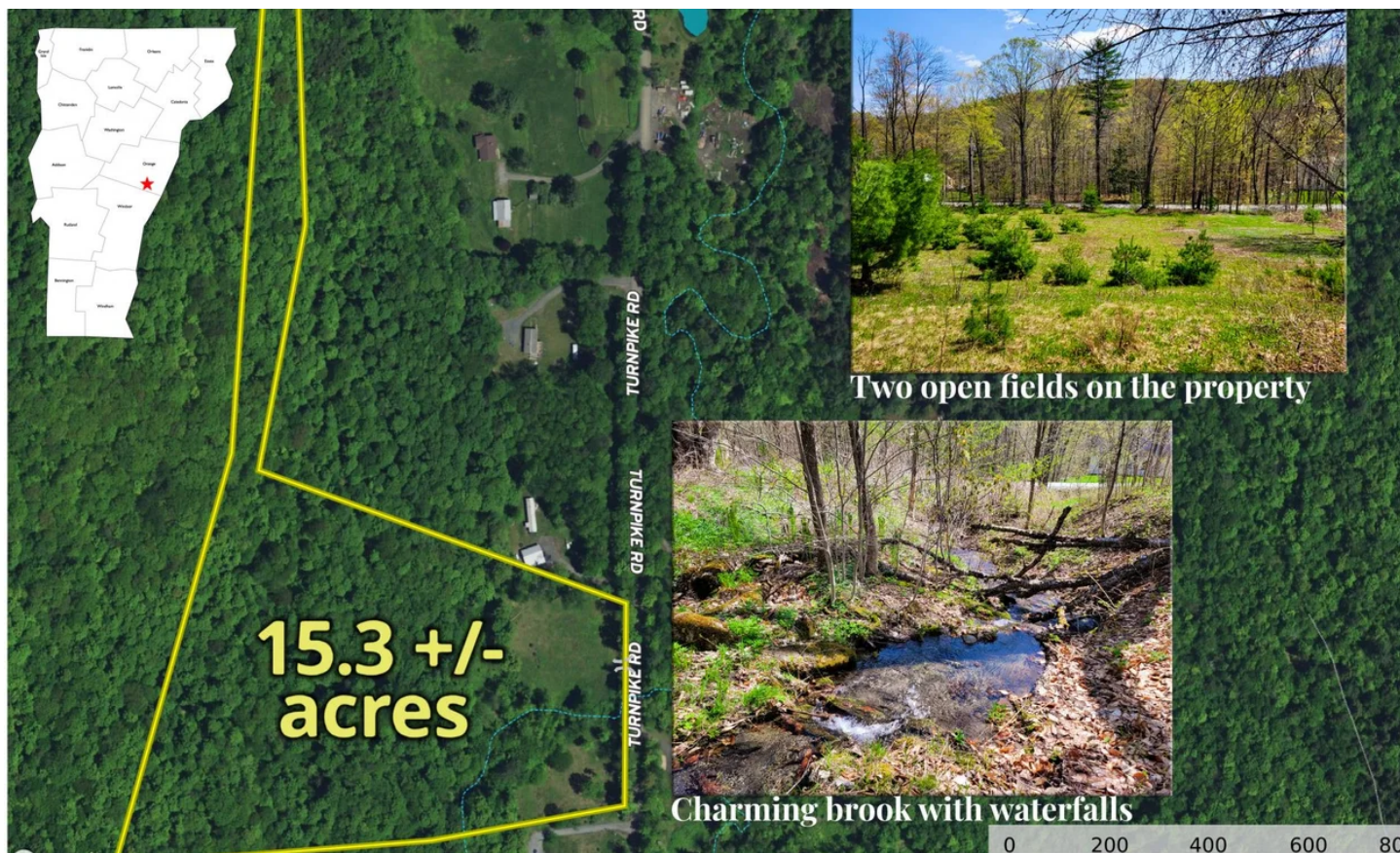


**Ideal Strafford, VT Getaway Spot**  
102 Turnpike Road  
Strafford, VT 05072

**\$108,000**  
15.300± Acres  
Orange County



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PROPERTIES



## Ideal Strafford, VT Getaway Spot

### Strafford, VT / Orange County

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#### **SUMMARY**

**Address**

102 Turnpike Road

**City, State Zip**

Strafford, VT 05072

**County**

Orange County

**Type**

Residential Property, Undeveloped Land

**Latitude / Longitude**

43.823847 / -72.345971

**Taxes (Annually)**

1469

**Acreage**

15.300

**Price**

\$108,000

**Property Website**

<https://www.landleader.com/property/ideal-strafford-vt-getaway-spot-orange-vermont/40383>



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## **Ideal Strafford, VT Getaway Spot**

### **Strafford, VT / Orange County**

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#### **PROPERTY DESCRIPTION**

Come explore your off-the-beaten-path Vermont get-a-way with 15.3 +/- acres in the beautiful town of Strafford, VT! The property features an existing curbside driveway access, 1.5 +/- acres of open field, and a brook with quaint waterfalls running through the property between the two open fields - just imagine the trickling water sound from your future deck! The likely house spot is setback and raised from the road. Utilities, including power and high-speed internet, are already located on the property with a utility pole set among the larger of the two open fields. Soil tests were completed in 2008 and indicate the likelihood that the property could support a 4-bedroom mound septic system on-site. Purchasers to do own due diligence. The rear acreage slopes up and features a nice mature hardwood forest primarily of maple. The property has been surveyed and the front pins located. The property is located in the Rural Residential zoning district where single family homes are the norm. The town of Strafford is a Vermont gem, with just over 1000 residents, classic New England architecture, a general store and the Newton Elementary School PK, K - 8. The property is only about 8 miles off I-89 on excellent country roads and offers easy access to NH's Dartmouth area to the south or VT's Randolph or Montpelier areas to the north. Just 30 minutes to White River Junction. Your piece of Vermont awaits!



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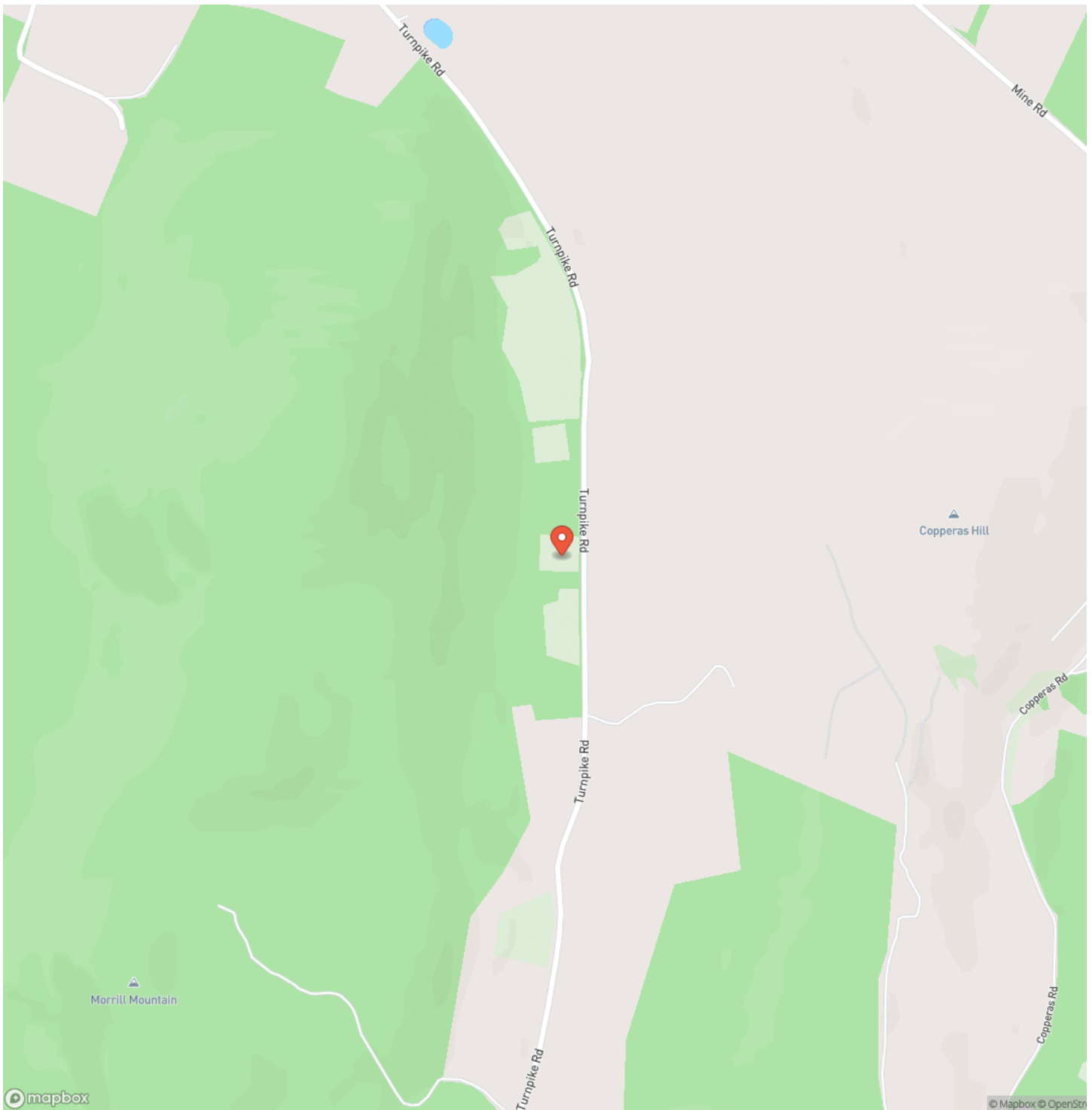
**Ideal Strafford, VT Getaway Spot**  
**Strafford, VT / Orange County**

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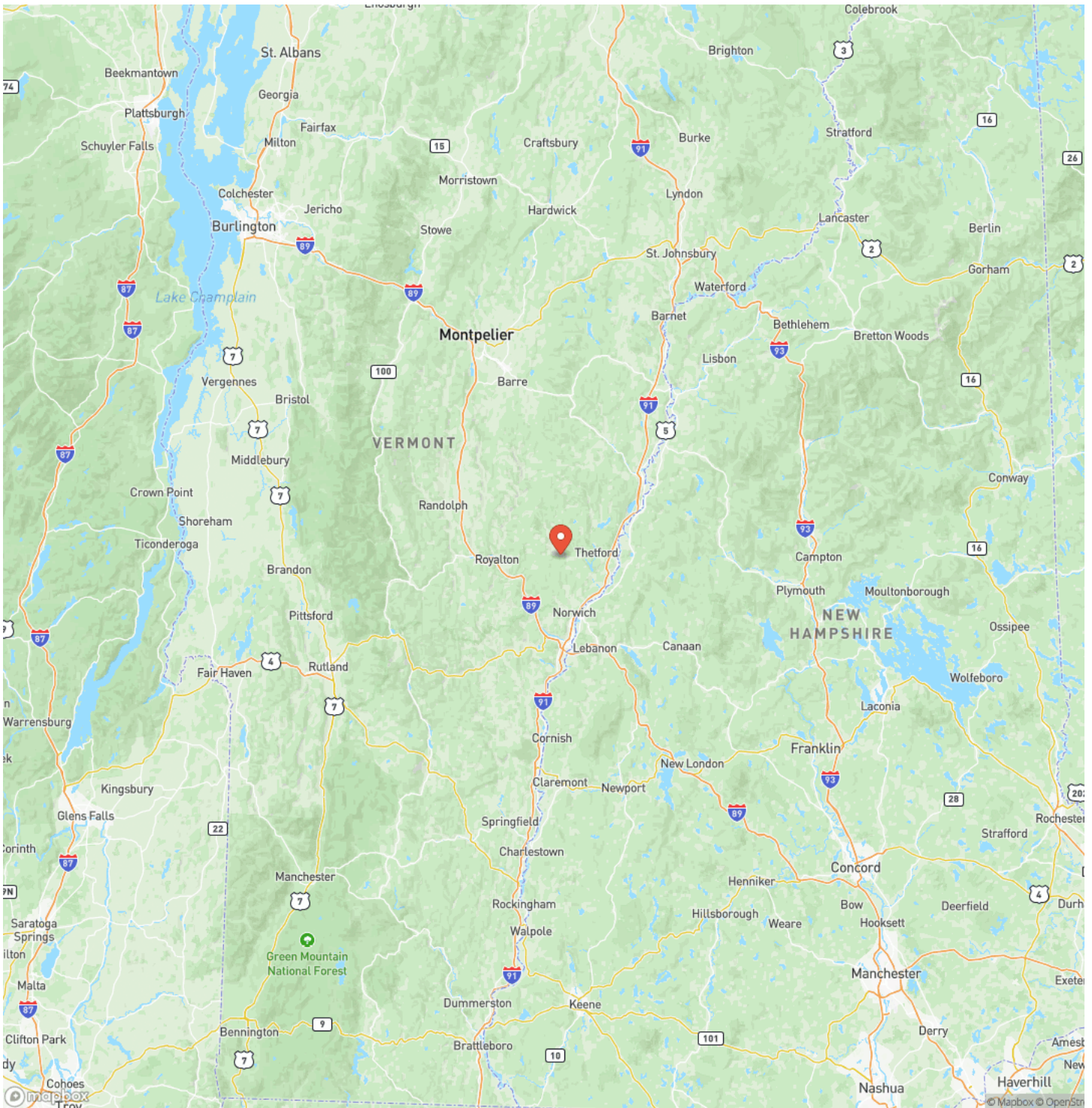
## Locator Map



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## Locator Map



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## Satellite Map



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## Ideal Strafford, VT Getaway Spot

### Strafford, 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



## PREFERRED PROPERTIES

**MORE INFO ONLINE:**

**preferredpropertiesvt.com/**



## This image shows a single sheet of white paper with horizontal blue 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, 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 relation 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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**Preferred Properties**  
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Williston, VT 05495  
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