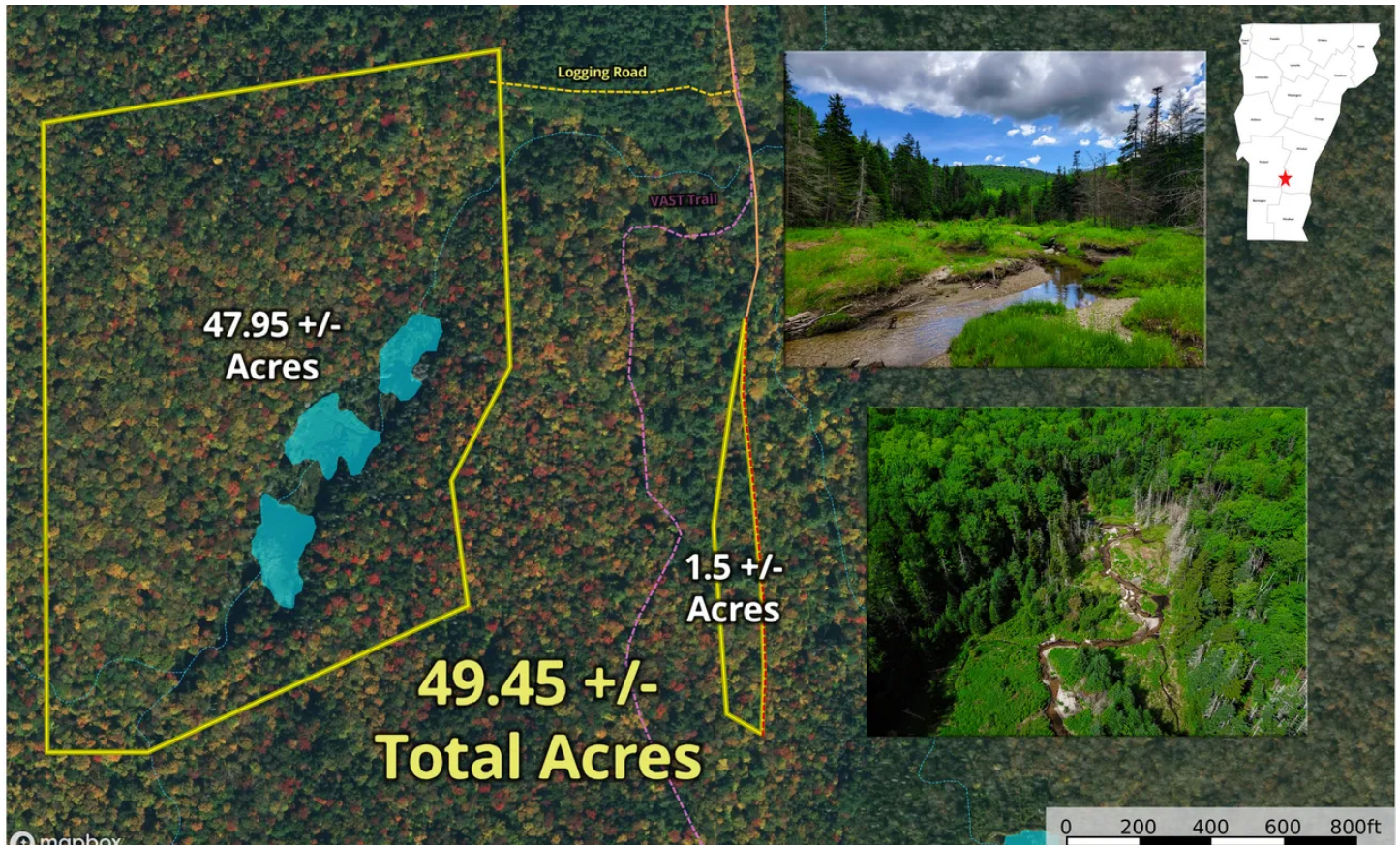


2100 Greendale Road - Mount Holly
2100 Greendale Road
Mount Holly, VT 05730

\$150,000
49.450± Acres
Rutland County



PREFERRED
PROPERTIES

2100 Greendale Road - Mount Holly
Mount Holly, VT / Rutland County

SUMMARY

Address

2100 Greendale Road

City, State Zip

Mount Holly, VT 05730

County

Rutland County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

43.382321 / -72.825795

Taxes (Annually)

2638

Acreage

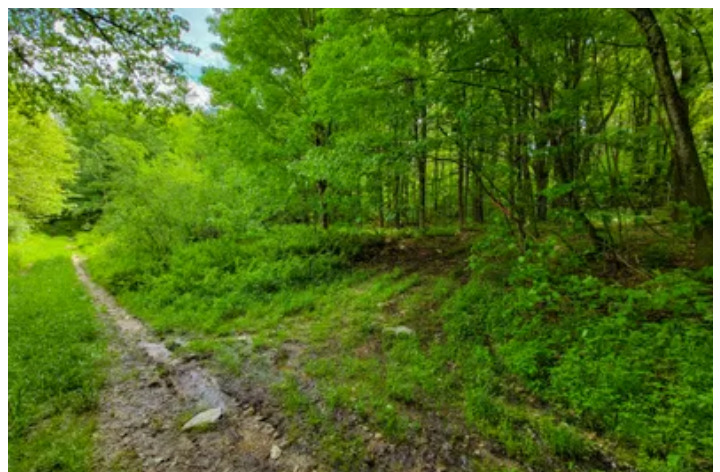
49.450

Price

\$150,000

Property Website

<https://www.landleader.com/property/2100-greendale-road-mount-holly-rutland-vermont/56793>

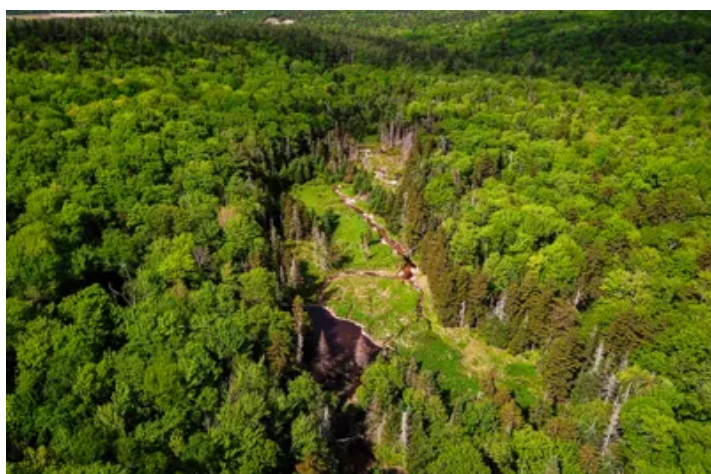
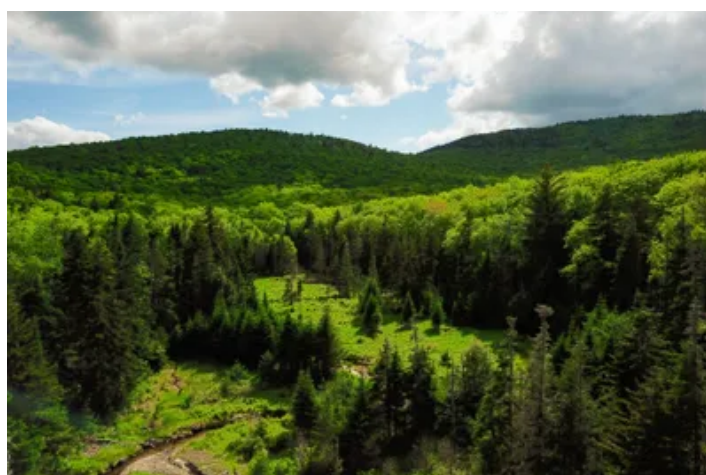
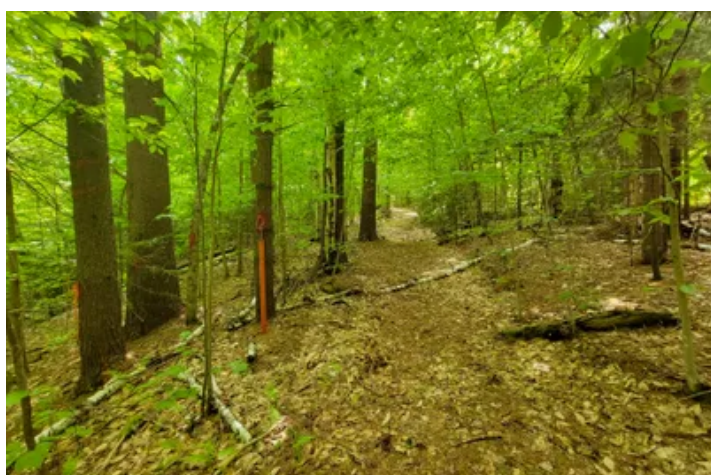
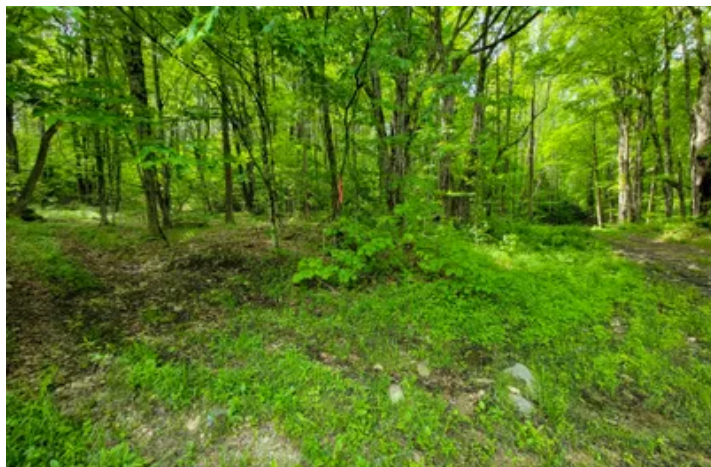


**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

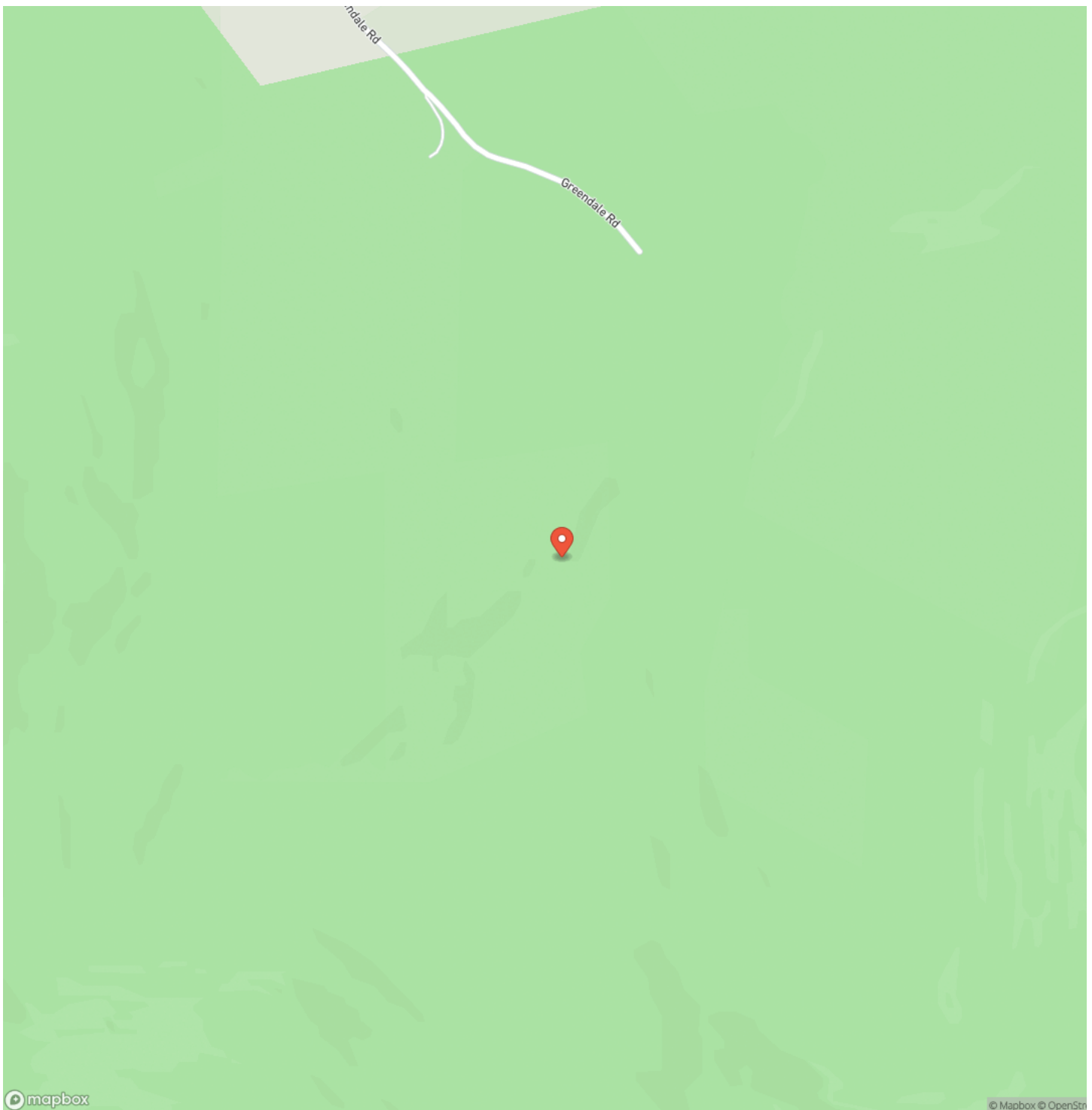
Surrounded by the Green Mountain National Forest (GMNF), this two-lot offering of 1.5 +/- acres and 47.95 +/- acres awaits your exploration. Serenity is the only word that can describe these parcels. The parcels do not adjoin but sit about 600' from each other. The 1.5 +/- acre lot could make a great spot to park your vehicle or maybe even build a little off-grid cabin. The 47.95 +/- acre lot is currently accessed only by foot through GMNF land by a good logging road. Upgraded permit access can be applied for. The property offers a mature forest with the natural sounds of wind, water and wildlife & features over 2000' of a 10 +/- foot wide stream, which likely feeds into the Mills Brook. The sandy banks show tracks of an amazing array of wildlife, turkeys, grouse, deer and moose. There are plenty of areas to camp, bike, walk, fish, hunt, and enjoy this recreational beauty! In the winter, you'll enjoy great proximity to the VAST snowmobile trail, which veers off of Greendale Road between the two parcels. The lots are located down a 0.9 mile unmaintained Class IV road. There is parking before the Class IV section at a snowplow turn around; and if you have an ATV or high suspension vehicle, you can likely drive to the parcels (with a little maintenance). A very nice remote property for those who do not want to be disturbed.





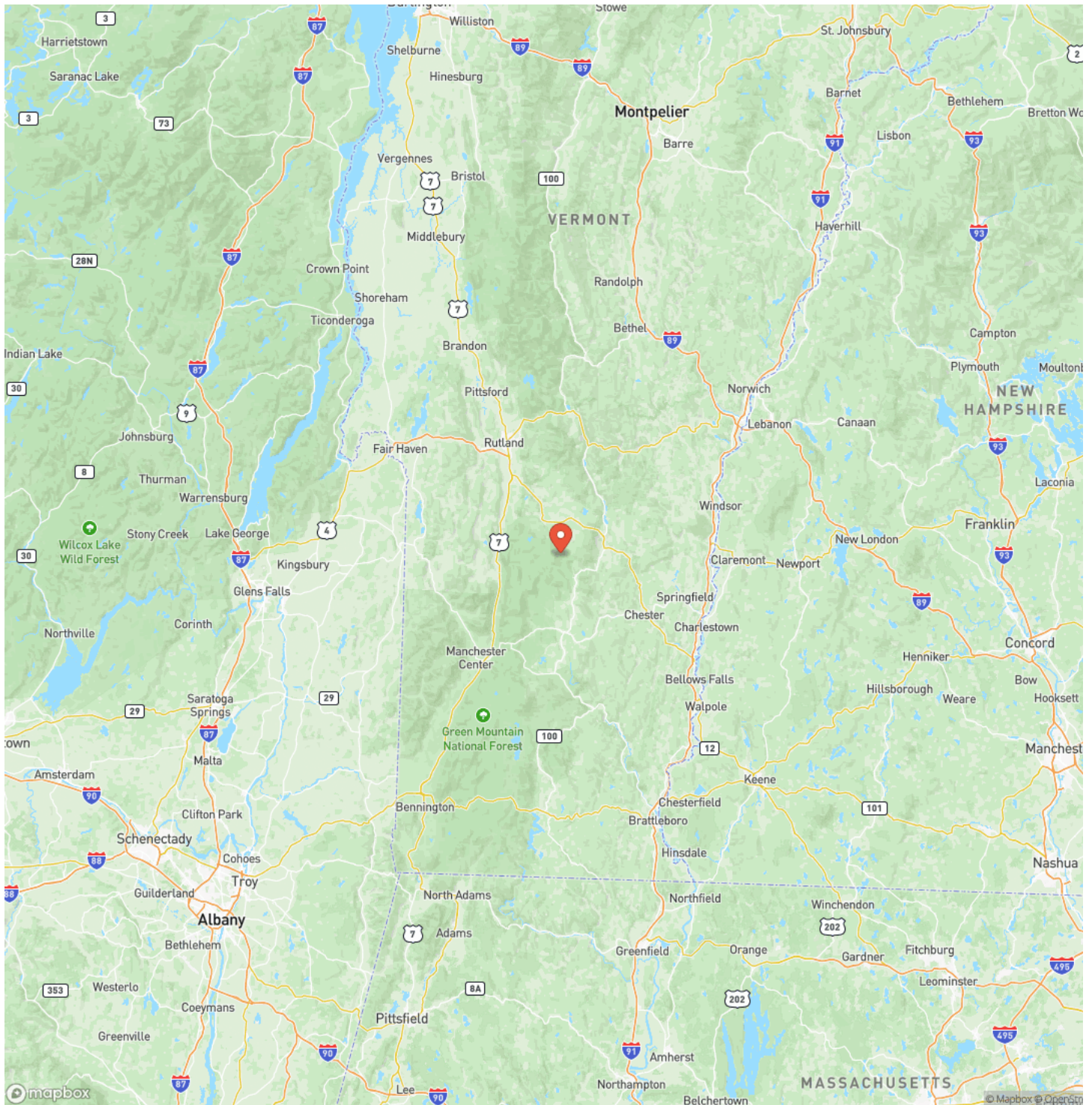
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PROPERTIES

Locator Map



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PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



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PROPERTIES

2100 Greendale Road - Mount Holly
Mount Holly, VT / Rutland 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 blank 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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