

# Amazing 30 acres with mountain views in Brandon VT!



## 30 Acres

### \$29,000

#### Rutland County, Vermont

[www.landresellers.com/properties/633ecfa6839](http://www.landresellers.com/properties/633ecfa6839)



## Property Details

**Property Types:** Residential, Recreational, Farms and Ranches

**State:** Vermont

**County:** Rutland County

**City:** Brandon

**Zip:** 05733

**Price:** \$29,000

**Total Acreage:** 30

**Property ID:** (024) 0064-0265

**Property Address:** LONG SWAMP RD, Brandon, VT, 05733

**APN:** (024) 0064-0265

**Dimensions:** 1,377.42 ft x 1,373.82 ft

**GPS:** 43.786515, -73.122602

**Subdivision:** No Subdivision Name

**Taxes:** \$209

**Cash Price:** \$29,000 *Market Value:* \$39,000 **Savings of 26%**

**\*\*\*SELLER FINANCING AVAILABLE - SEE BOTTOM\*\*\***

Gorgeous 30 acres of sprawling land with possible mountain views located in Brandon, VT. This location is great for recreational purposes! Please note – it is class II wetlands but there are plenty of permissible uses in that category per the state of Vermont! To name just a few activities that are allowable per Vermont Rules: Hunting, birdwatching, hiking, trapping, fishing, horseback riding, snowshoeing, and similar outdoor recreational activities. The placement, maintenance or removal of duck blinds, ice fishing shanties, fences, catwalks, footbridges, observation decks, docks exempt similar structures, in compliance with Best Management Practices developed by the Secretary. Buyer to confirm their use is permitted and the lot fits their intended use. Additionally, as outlined in the Vermont Wetlands Rules – you can get permits for possible other activities or to apply for a change of classification: See full description here: [https://dec.vermont.gov/sites/dec/files/documents/wsmnd\\_VermontWetlandRules.pdf](https://dec.vermont.gov/sites/dec/files/documents/wsmnd_VermontWetlandRules.pdf)

**Site Address:** LONG SWAMP RD - BRANDON, VT 05733

**County / State:** Rutland, VT

**Parcel Number:** (024) 0064-0265 / 078-024-10151

**Parcel Size:** 30 Acres

**Parcel Area:** 1,306,800 sq ft.

**Zoning:** Rural Development

**Flood Zone:** Zone A

**Survey/Plat Map:** 09-0

**Legal Description:** LAND 30.00 AC

**Center GPS Coordinates:** 43.786515, -73.122602

**Annual Taxes:** \$208.77 ( 2023 )

**HOA Fees / Name of HOA:** N/A

**Elevation:** 347.4 feet

**Elementary School:** Lothrop Elementary School

**Middle School:** Neshobe School

**High School:** Otter Valley Union High School

**Buyers Agent Commission Offered:** 3%

**Title Provided:** Warranty Deed w/ Title Insurance

**Optional Seller Financing** with a down payment of \$15,000. No credit check. Property sold at retail market value \$39,000, if seller-financed. Other payment options are available. No

pre-payment penalty. Notes are held at 8% annual interest. Seller financing options require a \$9.95/mo. note service fee. A one-time \$299 document fee applies to all cash and financing sales.

#### Directions

Coming from New England Maple Museum, head northwest on US-7 N toward Pittsford Cmns. After 11.50 km (7.15 mi) of travelling, turn left onto Pearl St . Continue onto Long Swamp Rd. At 3.05 km (1.89 mi), turn left. You will arrive at the property in 200.13 m (656.59 ft).

## Seller Information



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