



**\$142,500 -- 20 acres**

VT ROUTE 12, Brookfield, VT 05036

- Orange County

Recreational Property

Residential Property

Undeveloped Land

## Beautiful 20 Acres with a Tranquil Creek

|                |               |                |                 |
|----------------|---------------|----------------|-----------------|
| <b>State</b>   | <b>County</b> | <b>City</b>    | <b>Zip</b>      |
| Vermont        | Orange County | Brookfield     | 05036           |
| <b>Address</b> | <b>Price</b>  | <b>Acreage</b> | <b>Bedrooms</b> |
| VT ROUTE 12    | \$142,500 -   | 20 acres       | 0               |
| <b>Baths</b>   |               |                |                 |
| 0              |               |                |                 |

### Description

Cash Price: \$142,500

Market Value: \$186,239

Savings of 23%

Welcome to your dream property in Brookfield, Vermont a stunning 20-acre parcel of nature's finest beauty, complete with a tranquil creek meandering through its heart. This enchanting piece of land offers the perfect canvas for your idyllic countryside retreat or ambitious land development plans.

Nestled in the heart of Vermont's picturesque landscape, this expansive 20-acre property boasts unparalleled serenity and privacy. As you step onto this verdant oasis, the gentle babbling of the creek greets you, creating an instant sense of calm and

connection to nature. The creek's crystal-clear waters wind their way through the property, offering not only a soothing natural soundtrack but also a delightful space to explore and enjoy.

For the outdoor enthusiast, this property is a true haven. With ample room to roam, you can indulge in a variety of recreational activities right on your own land. Whether it's fishing in the creek, hiking through the woods, or simply unwinding in the embrace of nature, this property offers a myriad of opportunities to enjoy the great outdoors.

Conveniently located in Brookfield, you'll have easy access to nearby amenities and charming local attractions, while still reveling in the peace and seclusion that this property affords. Embrace the Vermont way of life, where each season brings its own unique beauty, from the vibrant colors of autumn to the pristine white landscapes of winter.

This 20-acre gem with its enchanting creek is a rare find, offering a unique opportunity to build the home you've always envisioned or create a remarkable retreat that embodies the spirit of Vermont's natural splendor. Don't miss your chance to own a piece of paradise in Brookfield where the creek's melody becomes your daily symphony and the land's embrace becomes your sanctuary.

Site Address: VT ROUTE 12 - BROOKFIELD, VT 05036

County / State: Orange, VT

Parcel Number: (030) 10-035.000

Parcel Size: 20 Acres

Parcel Area: 871,200 Sq. Ft.

Zoning: No Zoning

# of Dwellings Allowed to be Built: Can build anything for as long as it has permit

Flood Zone: Zone X

Electric: City available, to be verified by buyer

Water: City available, to be verified by buyer

Sewer: City available, to be verified by buyer

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes - Vermont Route 12

Legal Description: 20 Acres

Subdivision: N/A

Center GPS Coordinates: 44.0211956,-72.65818253

RV Parking / Living Allowed: Not Allowed

Mobile Homes Allowed: Yes

Farming Allowed: Yes, would need to get a permit

Livestock Allowed: Yes, would need to get a permit

Annual Taxes: \$590.55 (2022)

HOA Fees / Name of HOA: N/A

Elevation: 1246.4 feet

Elementary School: Brookfield School

Middle School: Williamstown Middle & High School

High School: Williamstown Middle & High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Land

#### Easements

- Access

#### Proposed Use

- Agriculture
- Hunting/Fishing
- Mobile
- Residential Single

#### Lot Description

- Heavily Treed
- Irregular

#### Road Frontage Desc

- City

**Street/Utilities**

- City Sewer
- City Water
- Dirt

**Topography**

- Rolling

**Seller Contact Information****Trivette Marketing**

Trivette Marketing

1242 SW Pine Island Rd

Cape Coral, FL 33991

trivettemktg@gmail.com

(754) 227-9426 (Mobile)

**Property Boundaries**



Powered by Land.com

This information believed accurate but not warranted