

Amazing 30 acres with mountain views in Brandon VT!



30 Acres

\$29,000

Rutland County, Vermont

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

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 Cms. 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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Nationwide land sellers! Seller financing available for most, if not all, properties!