

# Cavendish Parcel along Twenty Mile Stream - perfect for recreation and relaxation!



**5 Acres**

**\$23,999**

**Windsor County, Vermont**

landresellers.com/properties/b86e79d25d1



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Vermont

**County:** Windsor County

**City:** Cavendish

**Zip:** 05142

**Price:** \$23,999

**Total Acreage:** 5

**Property ID:** VT\_1711\_WIND

**Property Address:** 0 Davis Rd, Cavendish, VT, 05142

**APN:** 2R10-097 / 132-041-10713

**GPS:** 43.399641, -72.609937

**Roads:** landlocked - closest road is Davis Rd

**Taxes:** \$209

**RV Policies:** allowed with limited use

Cash Price: \$23,999

\*\*\*SELLER FINANCING AVAILABLE\*\*\* See footnotes at bottom

Unveiling an extraordinary 5-acre land parcel nestled on the highly sought-after DAVIS RD, CAVENDISH 05142. This remarkable property is a blank canvas of limitless potential, boasting a remarkable absence of zoning restrictions, allowing for boundless opportunities.

Whether your vision is residential, commercial, or a unique purpose, the possibilities are as expansive as your imagination. And the best part? You have the freedom to explore these possibilities without the constraints of zoning regulations.

Rest easy knowing that this pristine land is not within a flood zone, ensuring a secure investment.

For water and waste solutions, a well and septic system would be required as there is none currently, but fear not, as this property welcomes RV parking, mobile homes, farming, and livestock without any zoning restrictions.

Seize this golden opportunity to make your dreams a reality on this versatile 5-acre paradise. Don't let the chance to create your perfect oasis slip away – act now!

Site Address: DAVIS RD, CAVENDISH 05142

County / State: Windsor, VT

Parcel Number: 2R10-097 / 132-041-10713

Parcel Size: 5 Acres

Parcel Area: 217800 sq. ft.

Zoning: no restrictions - can be used for residential/commercial, etc. as long as it's legal

# of Dwellings Allowed to be Built: No restrictions

Flood Zone: Not in the flood zone area

Electric: City available, contact Ludlow Electric Department (802) 228-7766

Water: Well needed, contact Springfield Water Department (802) 886-2208

Sewer: none currently

Survey/Plat Map: To be verified by buyer

Percolation Test: To be verified by buyer, if desired

Property Access: Dirt

Legal Description: Land

Subdivision: N/A

Center GPS Coordinates: 43.399641, -72.609937

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: \$315.21 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 943.3 feet

Elementary School: Ludlow Elementary School

Middle School: Riverside Middle School

High School: Windsor High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Optional Seller Financing with a down payment of \$12,000. No credit check. Property sold at retail market value \$35,000, if seller-financed. Payments start as low as \$466 for 60 months. 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.

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## Seller Information



844-644-0882  
info@usalandseller.com

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USA Land Seller  
84 W Broadway Suite  
200  
Derry, NH 03038