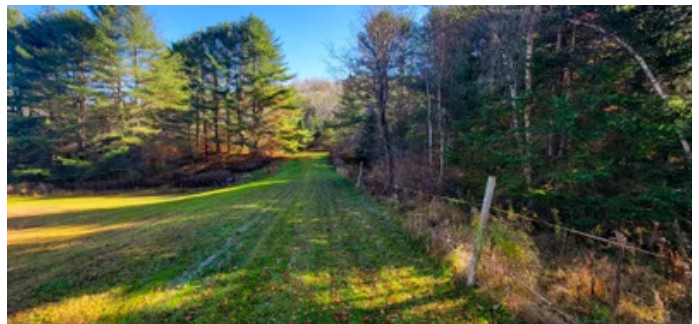


297 Farwell Street - Town of Barre
297 Farwell Street
Barre, VT 05641

\$95,000
2.880± Acres
Washington County



PREFERRED
PROPERTIES

SUMMARY

Address

297 Farwell Street

City, State Zip

Barre, VT 05641

County

Washington County

Type

Residential Property, Undeveloped Land, Lot

Latitude / Longitude

44.226041 / -72.4977087790985

Acreage

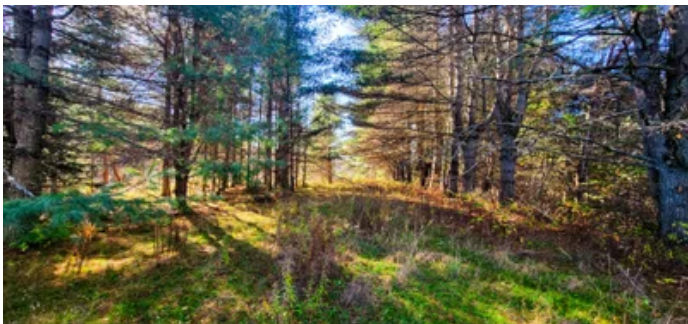
2.880

Price

\$95,000

Property Website

<https://www.landleader.com/property/297-farwell-street-town-of-barre-washington-vermont/34955>



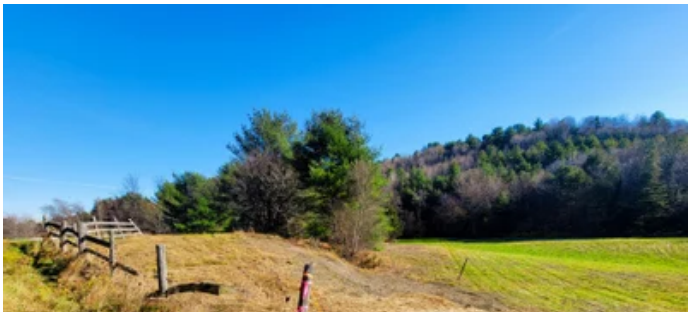
PREFERRED
PROPERTIES

PROPERTY DESCRIPTION

Offering a country lifestyle feel yet only moments from downtown Barre and all the amenities of modern life, this surveyed lot of 2.88 +/- acres has great potential for your dream country home in Barre Town, VT! A roughed-in driveway travels along the northerly boundary and provides easy access to an approximately 0.12 +/- acre level plateau lined with towering evergreens near the back of the property. If appropriate soils are identified for a wastewater system per state regulations, this area could offer a charming and private tucked away homesite. Power, high-speed internet, and telephone services run along the 375 +/- feet of frontage on Farwell Street allowing for easy connection. Fidium Fiber, an affiliate of Consolidated Communications, offers fiber internet to nearby homes. The remaining terrain is gently rolling with young and maturing softwoods with a few hardwoods mixed in. The area is home to lots of wildlife, and it's evident deer regularly travel through the property. There are a couple vintage fence lines that could be reclaimed to add to the charm of the property. Located on a paved, Class II town-maintained and plowed road will provide peace of mind. You'll be enjoy all that the Barre-Montpelier area has to offer with the property minutes away to US-302, US-2, VT-14, and I-89 corridors. Less than 15 minutes to Montpelier! Pending final subdivision approval - more information attached. Come envision life on Farwell Street!



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Locator Map



Locator Map



Satellite Map



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



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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Williston, VT 05495
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