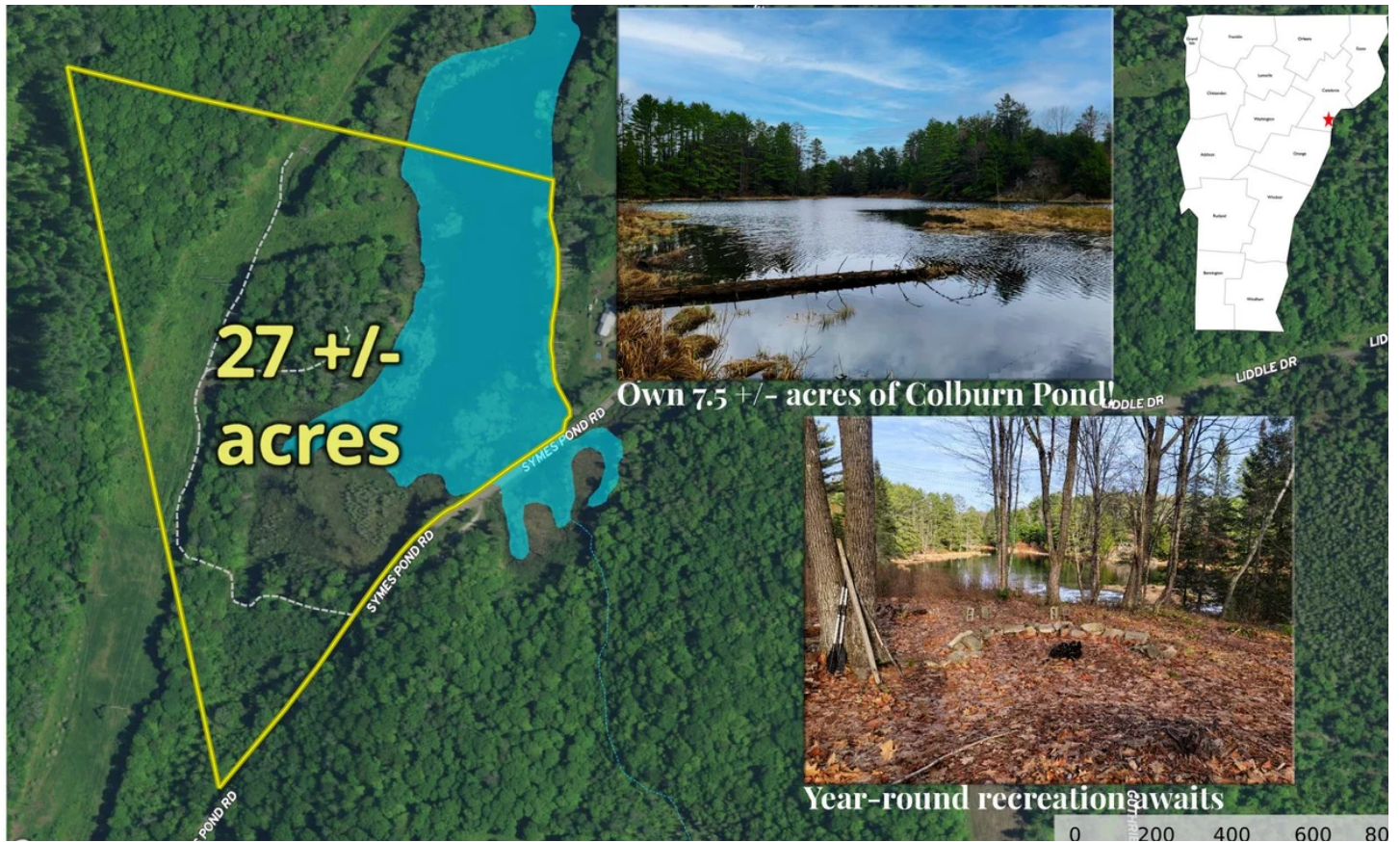


2775 Symes Pond Road - Ryegate
2775 Symes Pond Road
Ryegate, VT 05042

\$79,000
27± Acres
Caledonia County



PREFERRED
PROPERTIES

2775 Symes Pond Road - Ryegate
Ryegate, VT / Caledonia County

SUMMARY

Address

2775 Symes Pond Road

City, State Zip

Ryegate, VT 05042

County

Caledonia County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

44.2503622184984 / -72.0881163531647

Taxes (Annually)

1224

Acreage

27

Price

\$79,000

Property Website

<https://www.landleader.com/property/2775-symes-pond-road-ryegate-caledonia-vermont/35510>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

This 27 +/- acre property is perfect for your dream seasonal cabin or camper with year-round, on-site recreational opportunities in the charming VT Northeast Kingdom town of Ryegate! With 7.5 +/- owned acres of the 17.4 +/- acre Coburn Pond, existing trails & wildlife sightings throughout, you'll enjoy everything from fishing, kayaking & boating to snowmobiling, hunting, camping & more right from your own private land. Setback from a Class III, gravel town-maintained road, an access trail off Symes Pond Road journeys through the land to a small, treed clearing that sits tucked away from the road frontage & elevated above the pond - a great potential spot for your recreational camper, tents, or seasonal cabin with pond views! A town zoning permit & a state Shoreland Permit will be required to develop a seasonal camp within 250' from the mean water level of Coburn Pond. An excellent hunting property, the seller's trail cam has captured a variety of wildlife, including black bear, white-tailed deer & turkey, as they cross the owned powerline easement areas to the water & lower elevations on the property. A utility pole is located next to the existing trail access off Symes Pond Road, and Consolidated Communications offers internet, phone & TV services to homes in the area. No soil testing has been completed at this time. State wastewater regulations & The Vermont Shoreland Protection Act apply. Property documentation available. Come imagine life & recreation by Coburn Pond!



**PREFERRED
PROPERTIES**



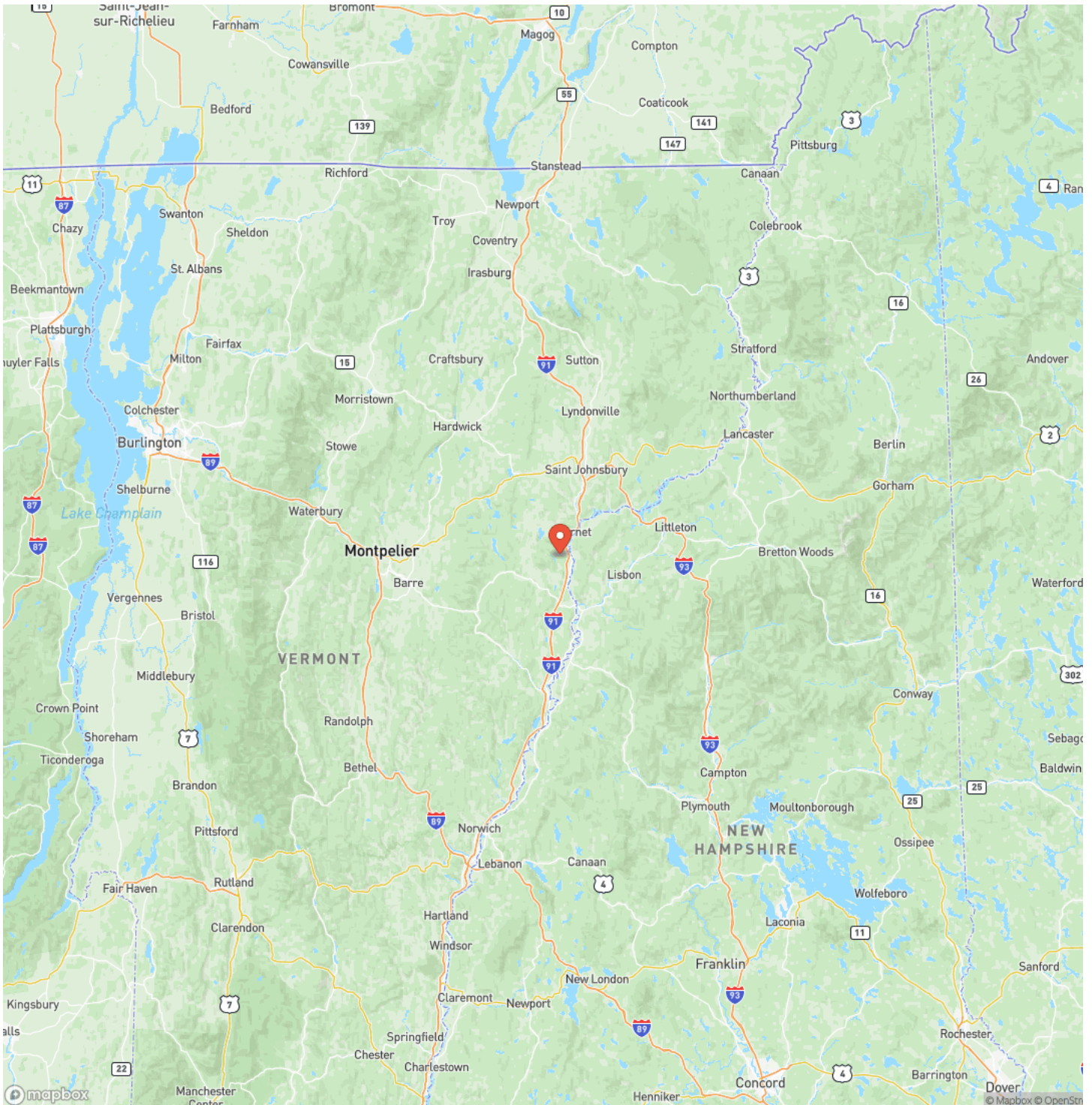
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

2775 Symes Pond Road - Ryegate
Ryegate, VT / Caledonia County

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



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a single 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, 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 relation 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.



**PREFERRED
PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
(800) 557-8186
preferredpropertiesvt.com/



**PREFERRED
PROPERTIES**