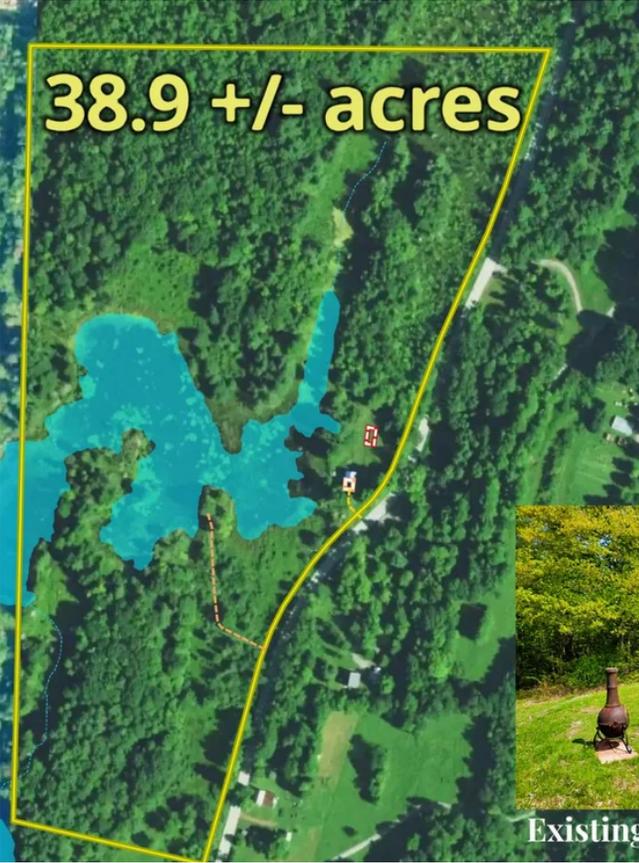


Nature Getaway in Wells, VT  
5080 VT Route 31  
Wells, VT 05764

**\$145,000**  
38.900± Acres  
Rutland County



8.5 +/- acre pond



Existing cabin



Naturalist's dream



**Nature Getaway in Wells, VT**  
**Wells, VT / Rutland County**

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**SUMMARY**

**Address**

5080 VT Route 31

**City, State Zip**

Wells, VT 05764

**County**

Rutland County

**Type**

Recreational Land, Hunting Land, Residential Property

**Latitude / Longitude**

43.445602 / -73.246427

**Taxes (Annually)**

923

**Acreage**

38.900

**Price**

\$145,000

**Property Website**

<https://www.landleader.com/property/nature-getaway-in-wells-vt-rutland-vermont/40440>



## Nature Getaway in Wells, VT Wells, VT / Rutland County

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### **PROPERTY DESCRIPTION**

Come explore and experience tranquility at your own "Walden Pond" on this 38.9 +/- acre property complete with an 8.5-acre pond, hardwood forest and quaint little camp in the charming Vermont town of Wells! The property is a Naturalist's dream with wood duck box in the pond, turtles sunning themselves and white tail deer on the banks. Existing structures feature an enclosed, but unfinished, 2 car garage with a concrete foundation, a small bunkhouse/cabin, a privy and a wonderful patio overlooking the pond. Be ready to upgrade because this property comes with a state- issued permit for a 2-bedroom residential septic system and drilled well. Power and phone are located at the street. There is an old stone foundation that would be perfect for summer flowers or an herb garden. Apple trees abound with many birdhouses set throughout the property. A mowed path takes you out to a peninsula on the pond and features a picnic table & a rowboat for your use, a great place to enjoy the cool summer air off the pond. A half-acre clearing by the camp offers plenty of recreational area and parking. The remainder of the property is wooded for quiet walks and enjoyment. The property borders NY State and is only 2 miles from beautiful Lake St Catherine, one of Vermont's premier summer vacation areas. Graniteville, NY is about 2 miles for your stand shopping and dining needs. A very rare find that will not last long.



PREFERRED  
PROPERTIES

**MORE INFO ONLINE:**

**[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)**

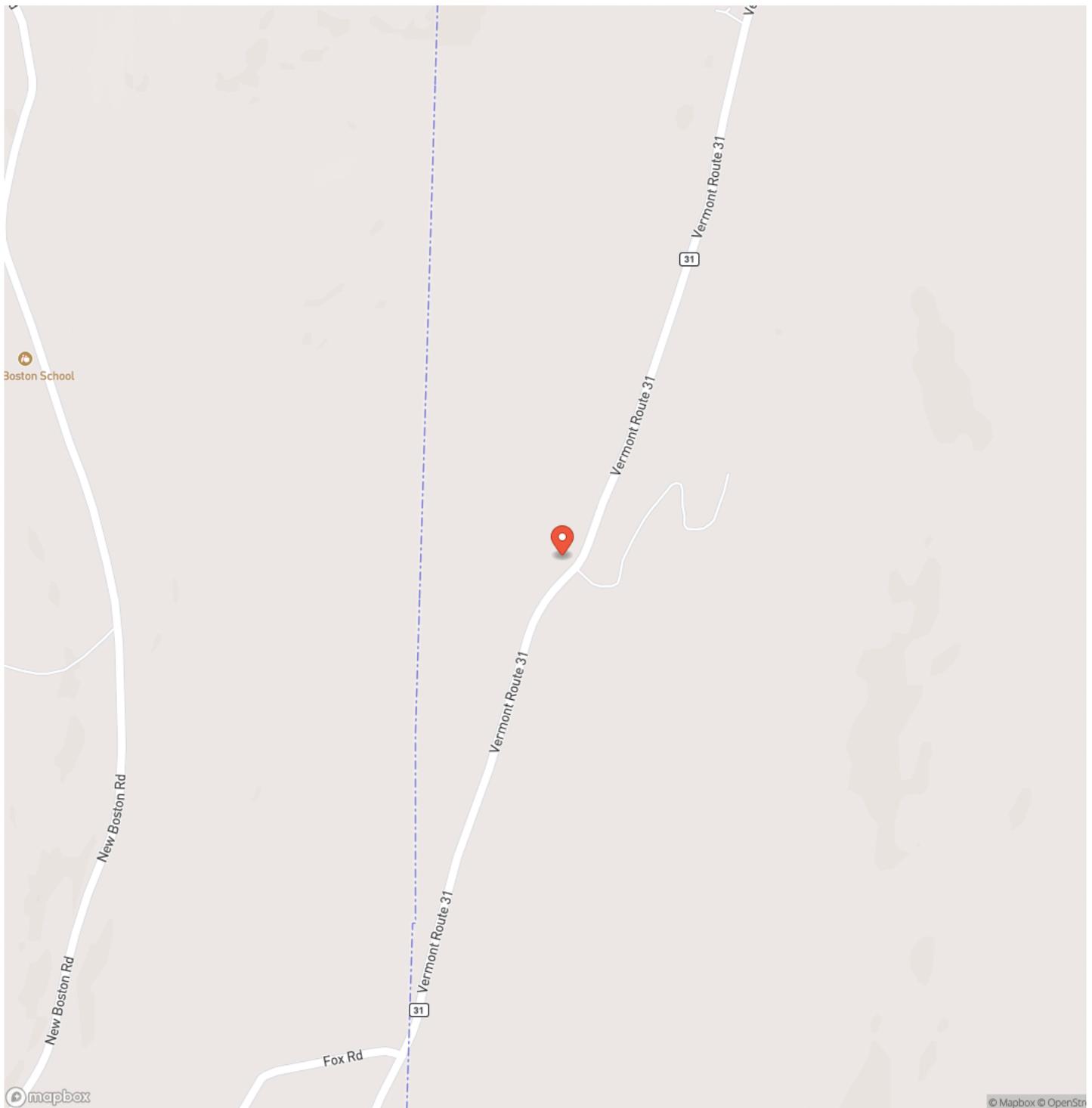
Nature Getaway in Wells, VT  
Wells, VT / Rutland County



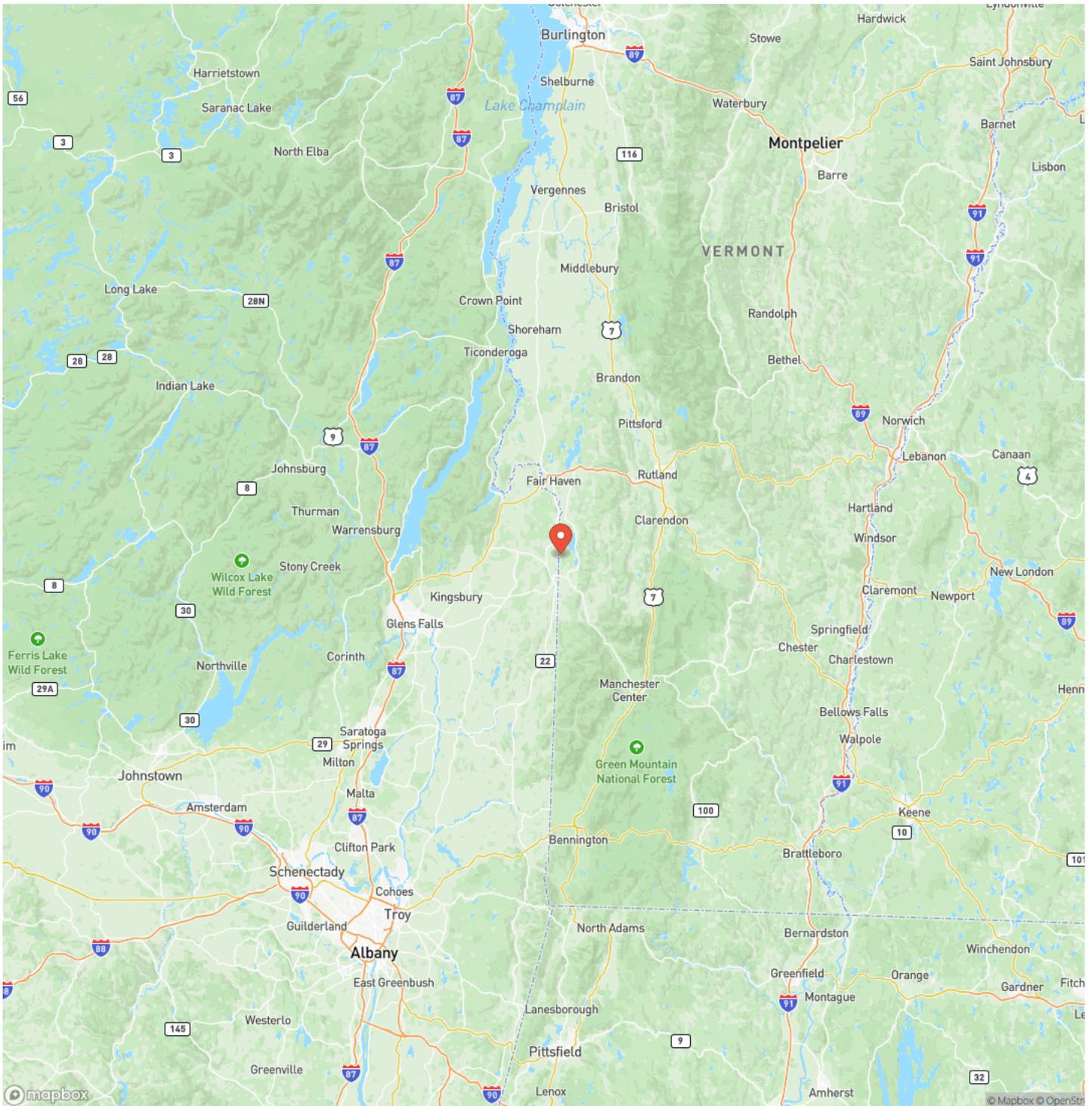
PREFERRED  
PROPERTIES

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## Locator Map



# Locator Map

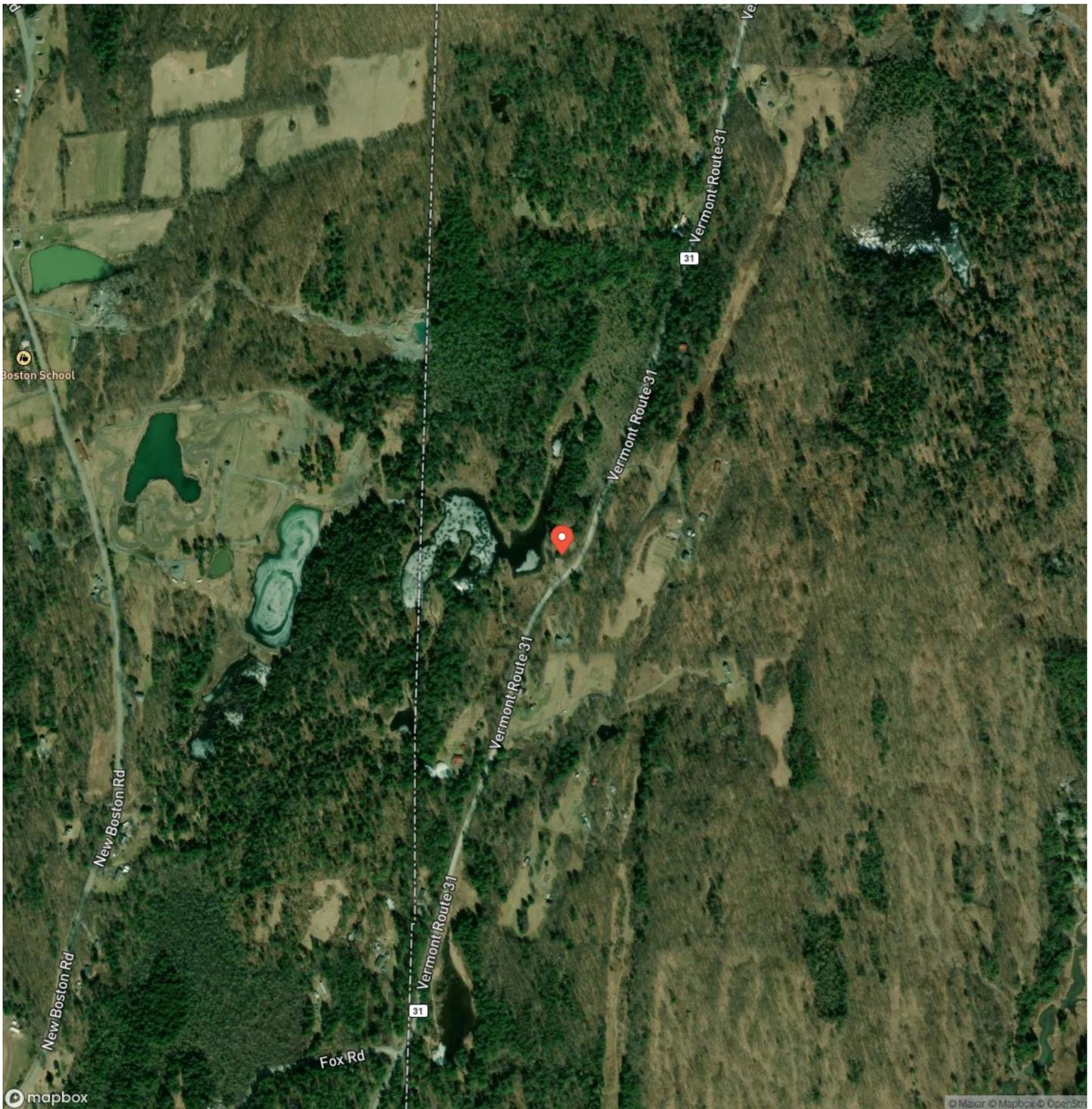


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## Satellite Map



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## **DISCLAIMERS**

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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 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.



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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
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