

RE/MAX Winning Advantage requires any Purchase and Sale Contract be accompanied by:

1. Buyer-Acknowledged Seller Disclosure Statement and
 2. Confirmation of Real Estate Agency Relationship Form
- Each available from Listing Office



Type of land: Raw, Stone Walls Taxes: 326.52 Price: ~~\$25,000~~ \$20,000
 Size: 5.1 ac Frontage: 400'+- Depth: 468' +- Views: Country
 Meadow: Yes Pasture: Yes Woods: Yes Soils: Unknwn
 Exposure: Open Zoning: None Type of Road: Paved Vt Route
 Elec. Serv.: Nearby/Road Tele Serv.: Nearby/Road Distance to Village: 2 miles
 Water: Some Seasonal Sewer: N/A Right of Way: CVPS Easements
 Surveyed: Yes Survey Map: Deed Describes one, cannot find at Town Total Acreage: 5.1 ac

Remarks (schools, etc.):

Beautiful site, no perc tests have been performed, might get a building in towards the rear of the parcel, away from the road, towards the NY state Boundary. No Mobiles, trailers or sectional type housing shall be permitted or any double wide mobile dwellings.

Owner agrees to furnish a warranty deed showing a merchantable title free of all liens, easements, restrictions and other encumbrances other than those on deed

Title is subject to all ROW easements and restrictions of record. THIS IS NOT A LEGALLY BINDING OFFER TO SELL. All information herein, although believed accurate, is not guaranteed.

Listing Agency: RE/MAX Winning Advantage 202 N Main St, Rutland, Vt 05701 Listing Agent: Denise Byers Tele: 747-9967 MLS#:

Property Address: VT Rt 31 Wells, Vt

Owner: Chadwick, Geoffrey Vacant Land Town. Abbrev. WE

How to Show: Sign at location, on west side of Rt 31, call to notify agency if wish to walk land.

Directions: Vt Rt 31 south to just north of NY Rt 25