NUVALLIE REALTY
413-441-0619 (fax 413-664-9704)
Licensed MA, VT & NY
nuvalliierealty@gmail.com
www.nuvalliierealty.com

Acreage, Acreage, Acreage!

Located in the Green Mountain State in Readsboro, VT are Lot #'s 2 and 3 as located upon Howe Pond Road. An approximate 24.39 acres of raw woodland with some partial clearings along the main roadway. Yours to enjoy for a future home or camp opportunity. VAST snowmobile access and parking only ten minutes up Rt. 100 in Heartwellville that opens up to hundreds of miles of trails, as well as being very close by to Howe Pond and National Forest. Enjoy boating on nearby Whitingham Lake (Harriman Dam) and Somerset Reservoir, or premiere skiing only half hour away at Mt. Snow, or for a scenic drive over the Molly Stark Trail to Brattleboro, VT. Nearby Massachusetts offers Mass MoCA in North Adams, Mt. Greylock State Reservation (highest peak in MA), & in Williamstown are Williams College and the Clark Art Museum. A wonderful and picturesque setting, close to many outstanding places and recreational venues, this is a quality find! Call Broker Mike Nuvallie at 413-441-0619.

Property Address: Lots 2 & 3, Howe Pond Road, Readsboro, VT 05350

Initially Offered At: ~~$243,900~~
Now Asking $182,925!!!

General Property Information

SPAN #	513-161-10081	Parcel ID #	Assessor ID # TO4X610
SCL Code #	161	Lot Size	approx. 24.39 acres
Lot #'s	2 & 3	Zoning	Residential
Assessment	$65,600 (FY'21)	Taxes	$1,589.69 (FY'21)
Water	no well	Sewer	no septic system (never been "perc'd")

Other utilities: There is electrical power Howe Pond Road. There is no tele-cable, and there is no natural gas available.

Comments: See attached plot plan from local Assessor's office showing Lot #'s 2 & 3.

For Directions: Directions from downtown Readsboro near the General Store. Heading north/east on Route 100, take immediate right turn onto Branch Hill Road immediately after the store. Proceed about ¾ of a mile and take right onto Howe Pond Road and stay on for about 2+ miles and stay right when it forks so as to stay on Howe Pond Road. The land is on the right hand side (clearing at this point) before the roadway heads down and sharply to the right. Please note that Howe Pond Road dead-ends as the bridge near Readsboro Falls in no longer in use.

Note. All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Information was supplied by the Seller and has not been checked for accuracy by the Broker. Public information is subject to verification. Each item is subject to direct inquiry by the Buyer(s), and the Buyer(s) will be so advised. The Broker makes no representations regarding the condition of the structure or its mechanical components. Any information given herewith is obtained from sources we consider reliable; however, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market or change in price or terms without notice. All measurements and dimensions are approximate.

Thank you from Nuvallie Realty, established by Joseph A. Nuvallie in 1972