

LAND FOR SALE

FRENCH MEADOW ROAD SPRINGFIELD, VT 05156

124.3 acres

Parcel ID : 005/2/24

Nestled in the heart of Vermont's scenic countryside, this remarkable 125± acre parcel offers a rare blend of natural beauty, versatility, and potential. Whether you're seeking a private recreational retreat, a prime hunting destination, a unique development opportunity, or simply a serene escape for your family to enjoy the outdoors, this land delivers.

Highlights include:

- **Panoramic Mountain Views:** Multiple elevated vantage points throughout the property offer sweeping, unobstructed views of the surrounding Green Mountain landscape.
- **Diverse Topography:** A striking mix of gently rolling terrain, dramatic steep slopes, terraced areas, and exposed ledge outcrops provide character and variety—ideal for everything from trails and tree stands to tucked-away homesites.
- **Healthy, Mixed Forest:** A vibrant mix of hardwoods and softwoods, including Red Maple, Sugar Maple, Red & White Oak, Cherry, White Pine, Paper Birch, Hemlock, Black Birch, Apple, Hickory, Hop Hornbeam, and more. No forest health issues have been reported, making this a strong candidate for sustainable forestry or conservation.
- **Year-Round Recreation Potential:** Excellent for hiking, camping, hunting, snowmobiling, and more.
- **Prime Location:** Just a short drive to Okemo, Stratton, Bromley, Magic Mountain, and Mount Snow—5 of Vermont's most beloved ski destinations—offering exceptional four-season access and rental potential. Vermont Association of Snow Travelers (VAST) trail/network from Canada to Massachusetts abuts and runs along side the entire east side of the property

With no known rare or endangered species and no aquatic features (making it less encumbered for development), easy access via nearby roads, this property is well-suited for multiple uses including estate homesites, a private lodge, off-grid living, or future development.

Contact us today to schedule a tour and explore the possibilities this unique Vermont land offers

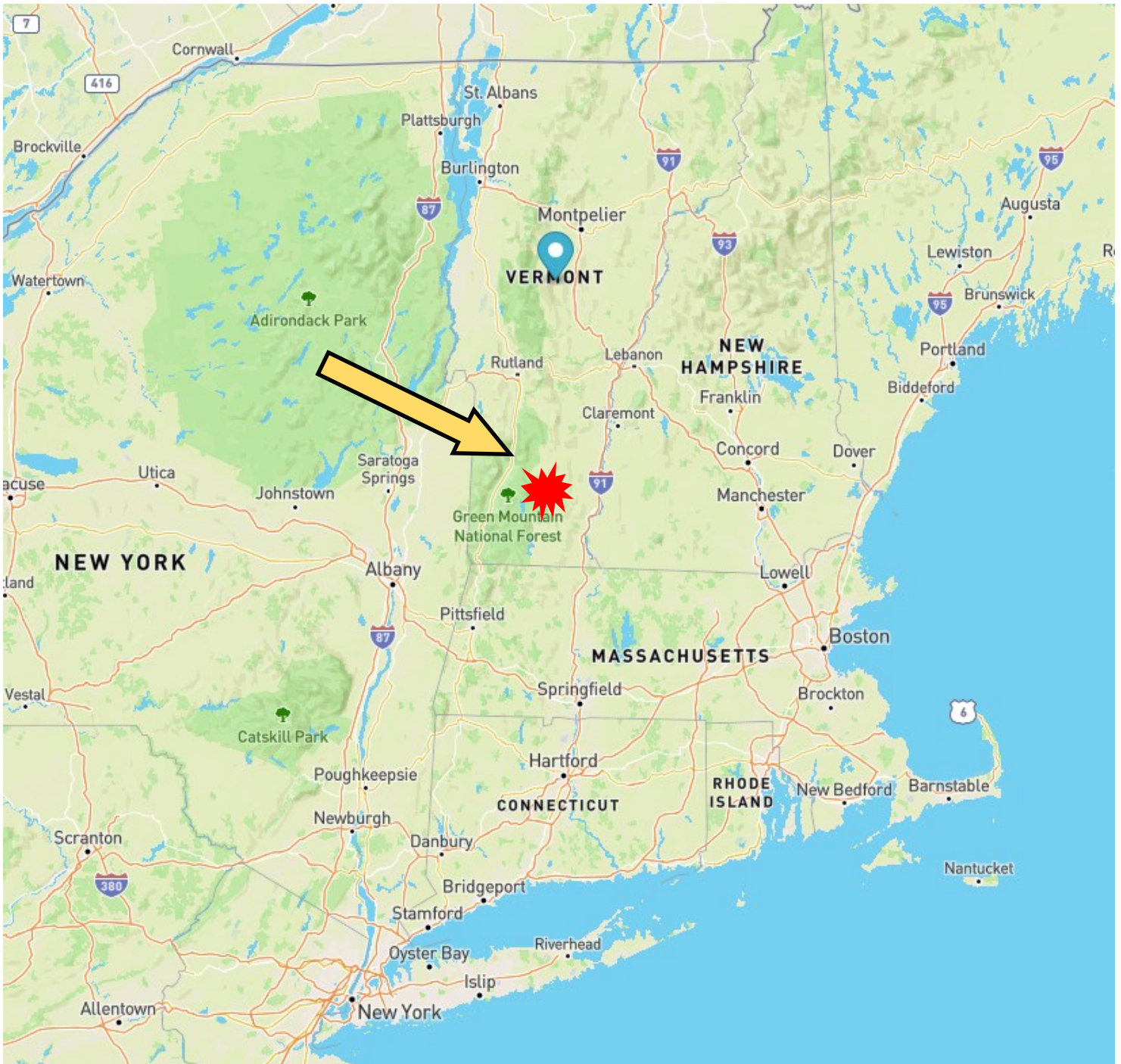
CONTACT JOE LEVANTO CRE BROKERAGE 617-725-0200

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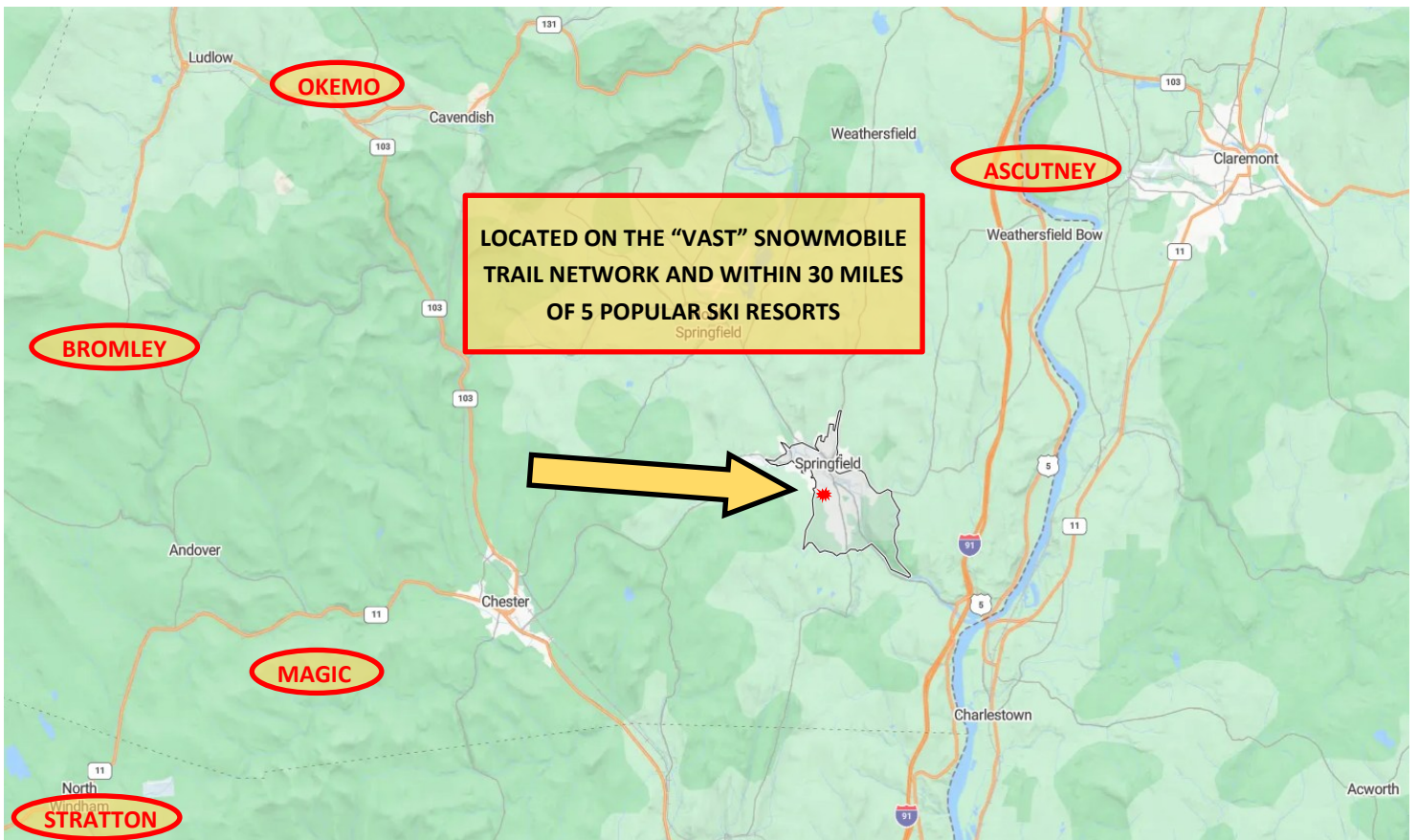
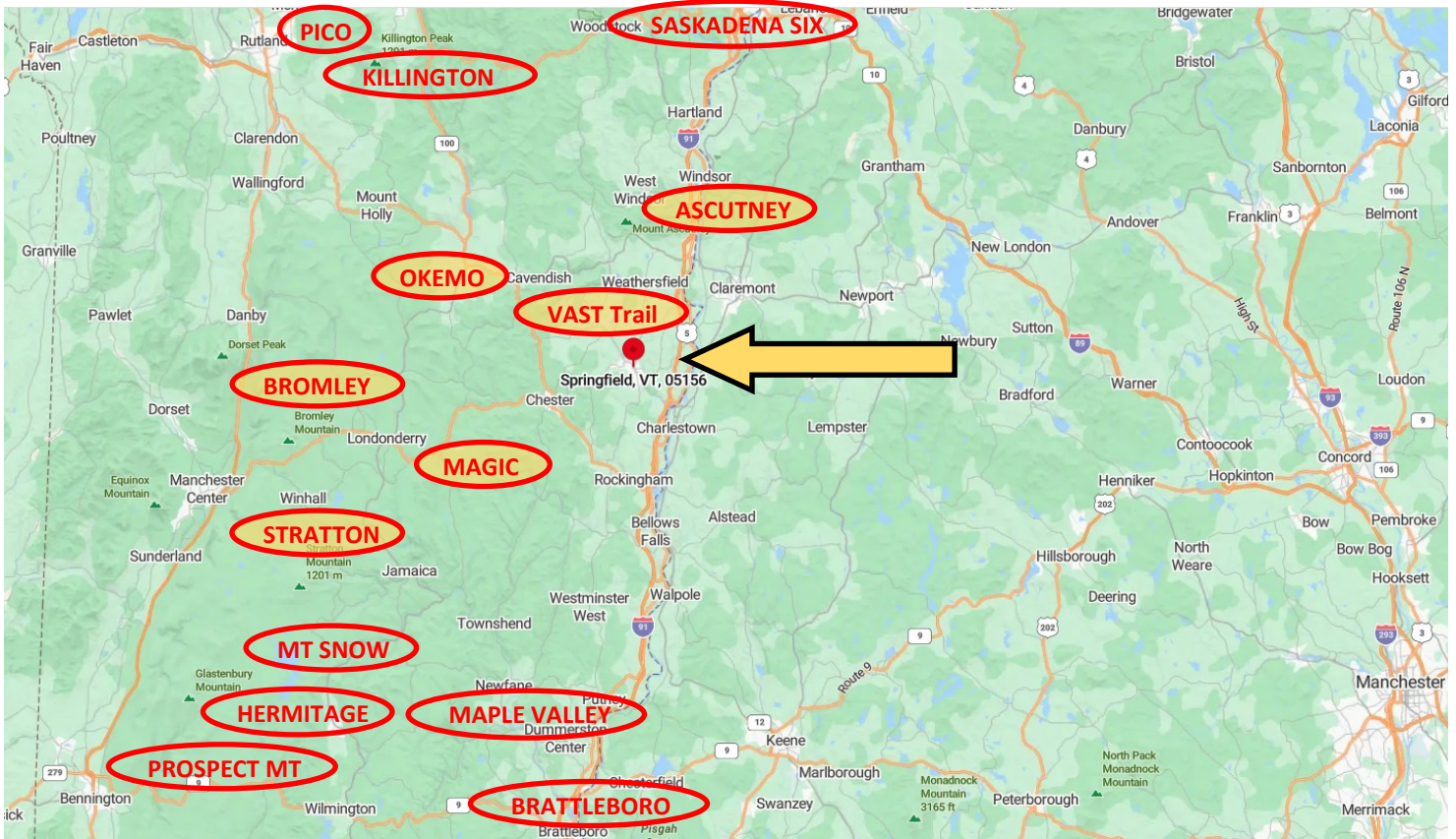
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Tax Year 2024 / 2025 Real Estate Taxes = \$2,720.24



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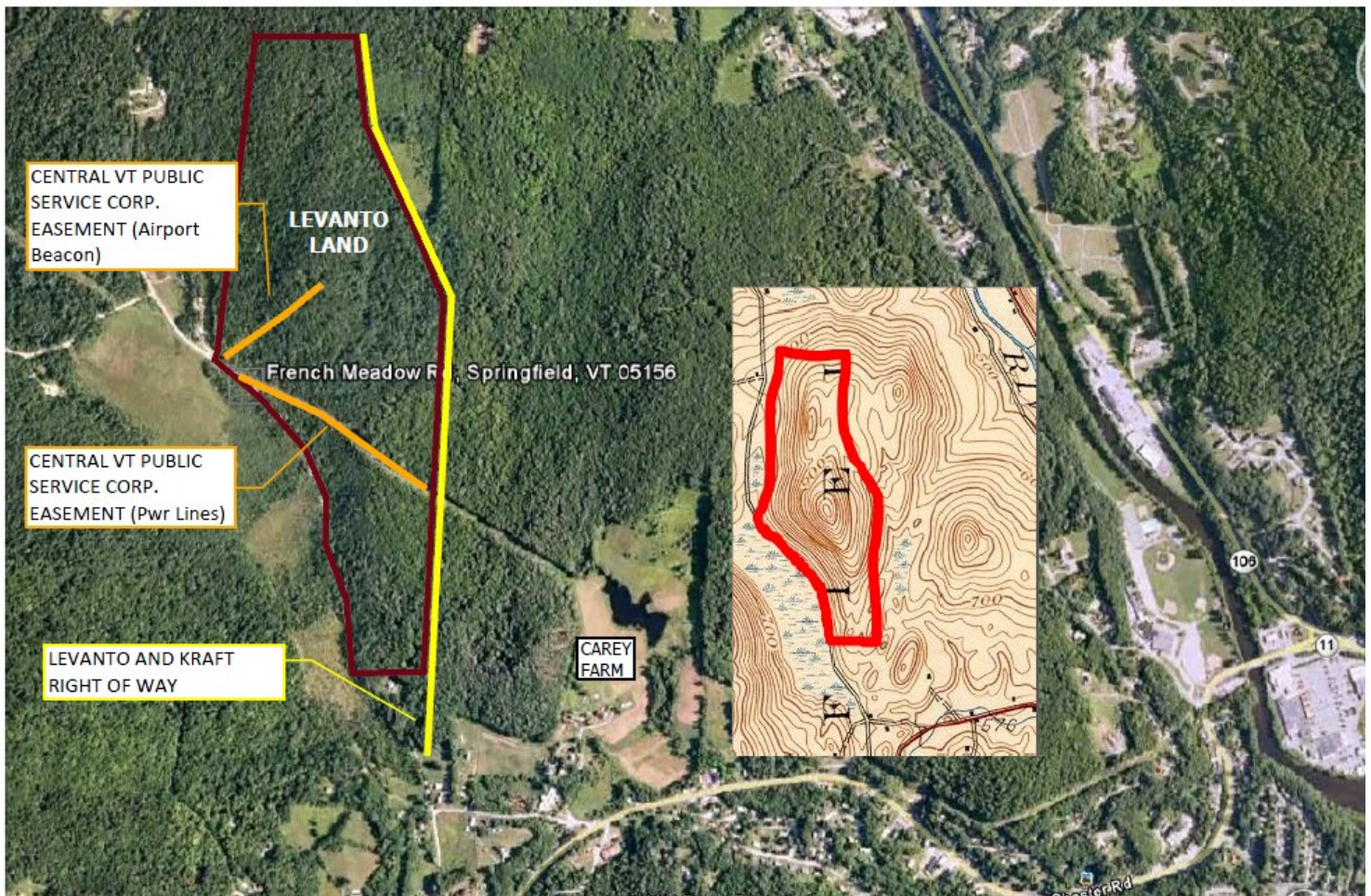
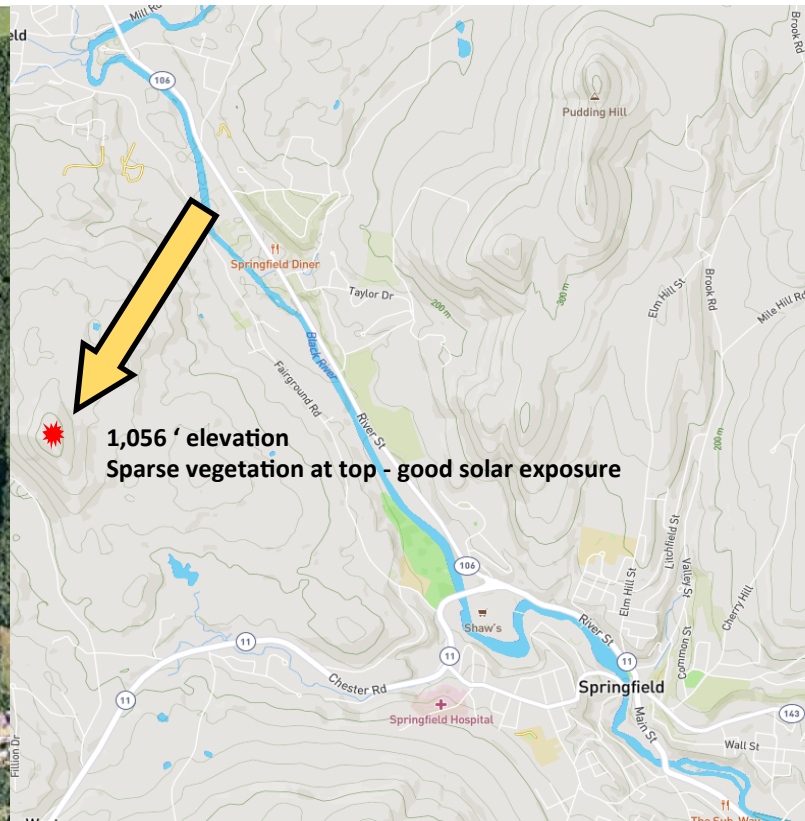
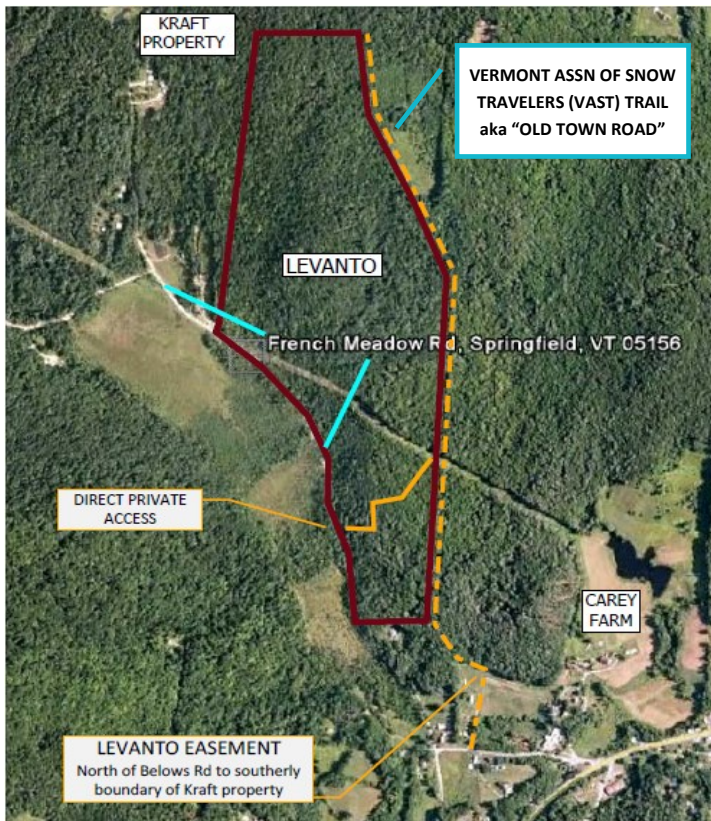
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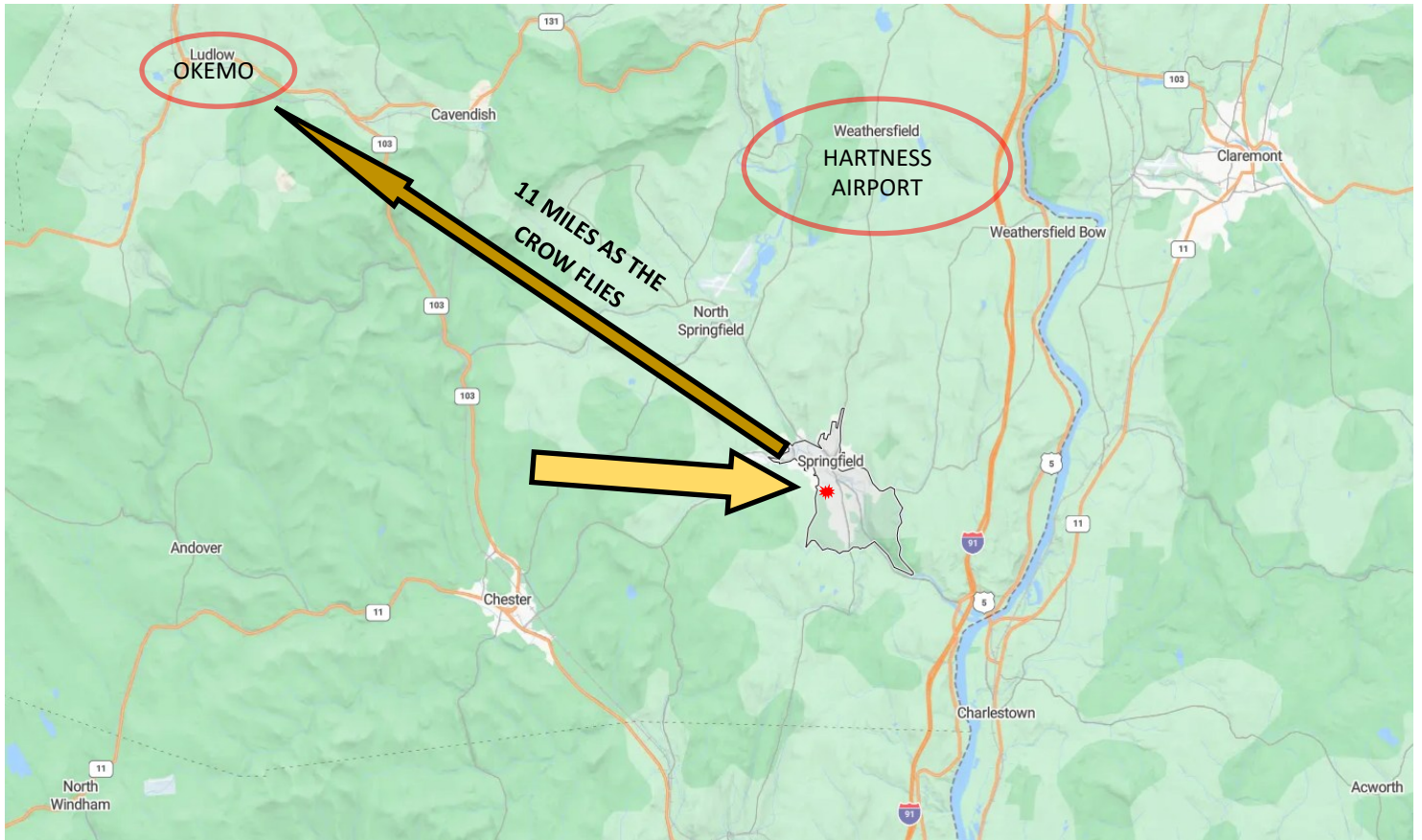
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ACCESS & EASEMENTS



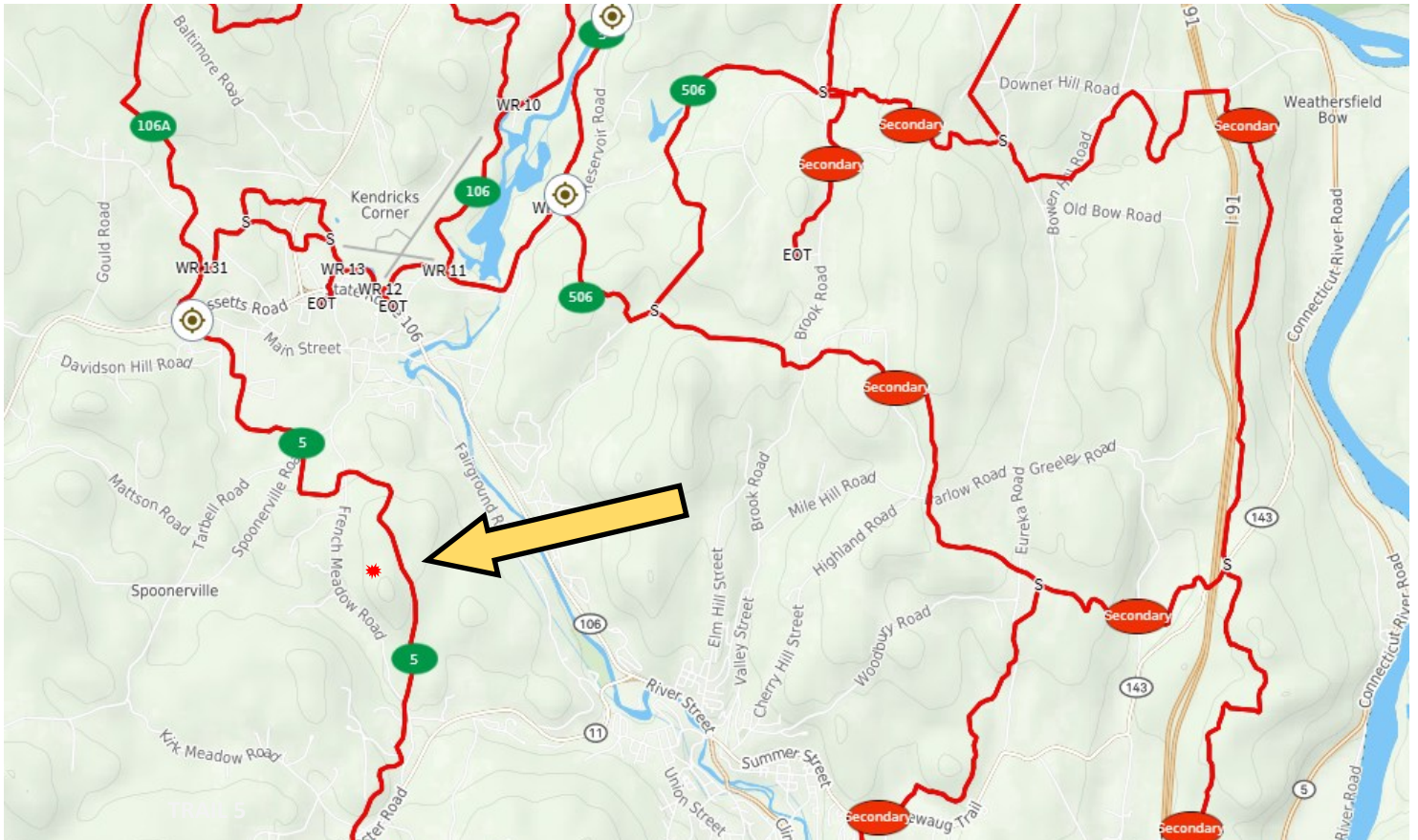
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TRAIL #5

VERMONT ASSN OF SNOW TRAVELERS (VAST)
SNOWMOBILE TRAIL TO CANADA AND MASSACHUSETTS
(aka OLD TOWN ROAD)

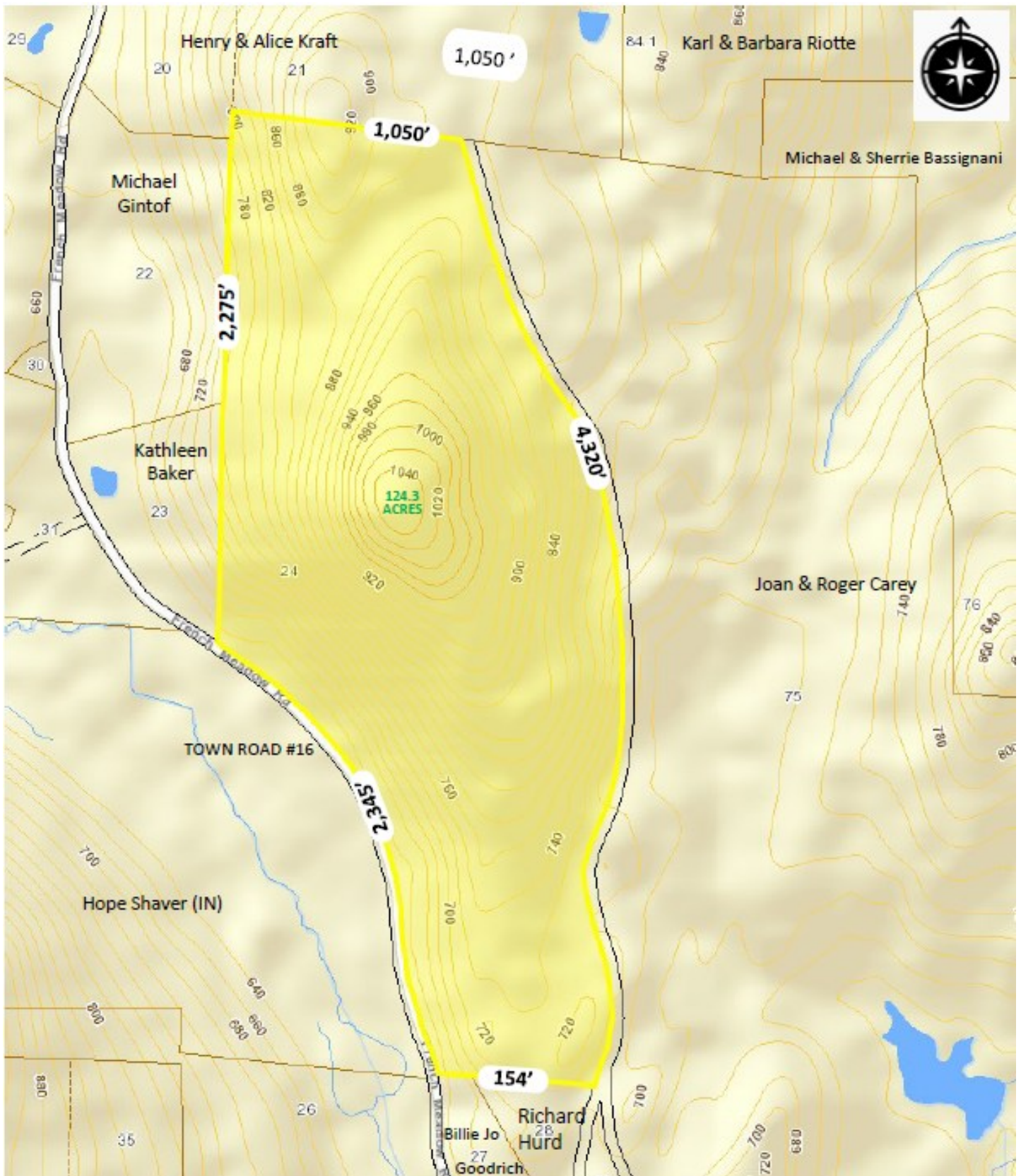
<https://vast.evtrails.com/#>



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BOUNDARIES & ABUTTERS



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