



**Lot #8 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$20,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or double wides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823414**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	1.32
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	57,499
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	247
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns



**Lot #7 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$25,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or double wides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823412**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	.72
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	31,363
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	142
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns



**Lot #1 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$25,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or doublewides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823399**

Location Info		Land Info	
<b>County:</b>	Windsor	<b>Lot Acre:</b>	1.38
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	60,113
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	235
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**



**Jeanette Stearns**  
**Century 21 The Mill Stone Agency**  
**PO Box 289**  
**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)



**Lot #2 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$30,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or doublewides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823403**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	1.31
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	57,064
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	114
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns



**Lot #5 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$30,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or double wides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823408**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	.60
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	26,136
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	49
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns



**Lot #6 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$30,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or double wides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823410**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	.66
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	28,750
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	195
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns



**Lot #3 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$35,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or doublewides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823404**

Location Info		Land Info	
<b>County:</b>	Windsor	<b>Lot Acre:</b>	2.09
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	91,040
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	181
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**



**Jeanette Stearns**  
**Century 21 The Mill Stone Agency**  
**PO Box 289**  
**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)



**Lot #4 Gee Hill  
Royalton, Vermont 05068**

**List Price: \$35,000  
Status: Active**

-Ready to build on with perc test completed. Level, open field lots, easy building and waiting for your new home. No mobile homes or doublewides allowed.

**Directions:**

Gee Hill Road from Rt 14 in Royalton. Lots on the right.



**Land # 2823406**

**Location Info**

**Land Info**

<b>County:</b>	Windsor	<b>Lot Acre:</b>	1.26
<b>Village/Proj:</b>	Gee Hill Subd	<b>Lot SqFt:</b>	54,886
<b>Map/Blck/Lot:</b>	0 / 0	<b>Est Open Spc:</b>	%
<b>Pole Num:</b>		<b>Roads:</b>	Cul-de-Sac , Dead End
<b>Exposure:</b>	South	<b>Road Frontage:</b>	40
<b>Elem Sch:</b>		<b>Water/Sew:</b>	On Site Well Needed
<b>Jr./Mid Sch:</b>		<b>Electric:</b>	At Street
<b>High Sch:</b>		<b>Power Co:</b>	CVPS
<b>Taxes:</b>	\$ .00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>		<b>Water Body Type:</b>	
<b>Assessment:</b>		<b>Water Acc Type:</b>	
<b>Book/Page:</b>	14/ 238	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Current Use:</b>	No
<b>Covenant:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	NA		
<b>Water Body Restri.:</b>			

**Description:** Pasture/Field , Wooded

**Restrictions:**

**Excl Sale:**

**PREPARED BY**

**Jeanette Stearns**

**Century 21 The Mill Stone Agency  
PO Box 289**

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

**Fax Ph# :** (802) 728-4459



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 03/15/2010 02:56 PM Printed By: Jeanette Stearns