

# Utility & Property Information

**Address:** 1000 Connally Road, Duxbury, VT 05828. Address is made up because town has not assigned a 911 Address.

Do NOT use GPS. From River Road, take Camels Hump Road in Duxbury (Not Huntington). Travel until you see #2675 on left, it is a foundation house. Entrance to the Forest Access Road (Connally Road) is 100' beyond this on the right. There is no road sign. Travel until you see gate. 3/4's mile past gate you will see the cabin on the left. 4-Wheel Drive is recommended.

**Taxes:** Town of Duxbury — \$1,570.65 (2020-21 Non-Homestead Value).

**Financing:** Sellers's agency does not believe that this property can be financed through any type of traditional mortgage. Although there is a lease with the state for access, it is not guaranteed to be permanent, this will be an issue with banks.

**Zoning:** Forest Recreational District.

**\*\*Important:** This property is not currently a residence. This is a recreational camp only with access granted by the state of Vermont on 5-year terms. Conversion would be very impractical and expensive and access will always be limited.

**Power:** No grid power is available at the property, and power cannot be brought to the property. The seller has installed a string of LED lights that use a 12v battery. They also have a portable generator, which will convey, that is used for AC and other things.

**Septic/Water:** The sellers use a traditional outhouse and bring in their water. There currently is a 250-gal water tank on a platform on the side of the camp. This has not been setup yet but was going to be filled by using a gutter on the roof to the top of the tank with an overflow valve added. If the setup is finished, this could then be used for sink water, showers, etc.

If a purchaser would like more modern water and sewer, per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit.

**Camp:** Per seller, the camp and all existing furnishings and personal items at the camp are to be conveyed in “as is” condition.

**Heating:** The property conveys with a wood fireplace and wood stove for heat.

**Fuel:** Wood for the fireplace. There is a cook stove that uses propane on one side and wood fire on the other side. The sellers only use the wood side of the cook stove. The sellers also do not generally use the propane-fueled lights in the camp.

**Access:** Licensed access to the camp is authorized across the state-owned Camels Hump State Park land via a gated forest access road called Connally Road. The license agreement with the state conveys with special terms and conditions for use. Per a letter provided by the state regarding this access license agreement, “there is no legal or permanent right-of-way associated with the camp. However, FPR has for many years executed license agreements with the owners of this camp and one other nearby camp, for seasonal use of the Connally Road to access the camps. These licenses have typically been executed on a 5-year term, and currently require a fee of \$50 per year. The license does not constitute a legal or permanent “right-of-way” and may be revoked by the State for failure to abide by the conditions of the license... The license grants permission for vehicular travel on the section of the road between the gate and the camp only. Connally Road serves as a VAST snowmobile trail in the winter and may not be plowed for winter access. The road is also closed to vehicle use during spring mud season.”

Please see *Supporting Documents & Maps* for a copy of the license with the letter from the state for further reference.

**Gate:** Per the access license with the state, “the State shall maintain a combination lock on the gate controlling access to the Connally Road complex. The Licensee shall not change this lock nor install additional locks. Said combination lock will be periodically changed by the state; licensee will be notified of such...” Please see *Supporting Documents & Maps* for a copy of the license.

**Covenants:** Per deed, the property conveys with the following covenants:  
“A. That any building erected shall be residential, either seasonal or year-round and shall have permanent siding and shall not be less than 400 square feet and shall be located not less than 20 feet from any boundary.  
B. That sewage shall be disposed of in such a manner as not to contaminate

streams and/or water supplies.

C. That the land will not be subdivided.

D. That trailers and mobile homes, except temporary travel trailers will not be permitted.

E. The foregoing agreements A, B, C, and D above are covenants running with the land.”

**VAST Trail:** The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail along the access road to the camp. Please see *Supporting Documents & Maps* for the location of the VAST trail on the property.

**Road:** Connally Road — State-maintained, forest access road with licensed access only. In the winter, access to the camp is via snowmobile only. Please see *Supporting Documents & Maps* for the access license for further information about the use of this road.

**Services:** HughesNet offers satellite internet services to the greater Duxbury area. Per a HughesNet representative, all that is needed to connect to their satellite services is a clearing on the property.

***Disclaimer:*** *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.*