

Utility & Property Information

Address: 2502 Notch Road, Orange, VT 05086. *For GPS purposes only. 911 address to be assigned.

From VT-110 in Washington, turn onto West Corinth Road, then left on East Orange Road. Sharp left on Notch Road. Property is roughly 2.2 miles from intersection of Notch Road & Woodchuck Hollow Road. Property will be on right. See real estate sign.

Taxes: Town of Orange — \$2322.04 (2017 Non-Residential Value). Property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Zoning: No zoning in Orange. No Building or Certificate of Occupancy permits required. Septic/Subdivision per state regulations. Curb cut or driveway requests through Road Foreman at 802-479-0488.

Power: Service from local power provider, Washington Electric Co-op, is likely not economically or physically viable. Off-grid power, including use of a generator, may pose a more feasible option.

Septic/Water: Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

Road: Notch Road/Trail — Class IV, public access road. Not maintained or plowed by the town. Described as Notch Road – some stretches are considered Notch Trail by the town. Road is part of VAST (snowmobile organization), VASA (ATV/UTV organization), and a horse trail network. Road is improved as needed by the landowners and loggers that use the access. High clearance vehicle, UTV, or ATV recommended.

Access: Access is best acquired through ATV, UTV, snowmobile, walking, or snowshoeing. Dependent on the season, private maintenance levels, and the chosen vehicle – access at your own risk. Our firm can be of assistance in

providing access to other agents' purchasers. Purchasers must have viewed the property once and be pre-qualified; we can then provide UTV and Tracked vehicles with the other agent present.

Services: Verizon cell reception was available on-site during site visit.

Boundaries: Well-defined and flagged with orange flagging.

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.