

# Utility & Property Information

**GPS Address:** 1340 Beaver Brook Rd, Corinth, VT 05039. This appears to be a town issued address despite the fact this property is raw land. The address should work within GPS to lead to the property entrance.

**Directions:** From West Corinth, follow Cookeville Rd west, turn right to stay on Cookville Rd, continue on W. Corinth Rd, then right onto Beaver Brook Rd (there is no road sign). Follow for 1.4+/- miles, property & sign on the right. See arrow sign along road, then real estate sign at small clearing.

**Taxes:** Town of Corinth — \$294.62 (2025 Non-Homestead Value). The entire property is enrolled in Vermont's tax reduction program, Use Value Appraisal, 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.

Removal of a 2 acres homesite from the program is estimated to be 10% of the town assessed two-acre lot of \$18,000. \$1,800.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agrees to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

A copy of the Forest Management Plan and map are available within the *Supporting Documents and Maps* document attached to the listing.

## **Conservation**

**Easement:** The property has been protected against general development and to enhance enjoyment and recreation of the natural beauty and resources in perpetuity through a conservation easement with the Upper Valley Land Trust. Please see the *Supporting Documents and Maps* document to review the full document. The provisions allow for two separate cabins to be built within a 5-acre designated portion of the land with several parameters to abide by:

1. Individual cabins may not exceed 600 sq ft.
2. They may not be higher than 15’.
3. No full-time use.
4. No “standard utility services,” however a composting toilet, woodstove, small propane supply, and/or a small brook – or spring-water collection system may be permissible.
5. There is a designated 5 Acre area near the driveway entrance and clearing where the cabins can be built.

**Other items of interest to buyers:**

1. The property may be posted
2. You may create trails and install hunting blinds and stands.
3. You may use ATV’s and Snowmobiles but not for a commercial use.
4. There is a logging buffer zone around the wetland areas.

**Zoning:** There is no zoning in Corinth.

**Power:** There is no formal power source on Beaver Brook Rd and it would not be practical to bring power to the property.

**Septic/Water:** No formal septic or water source on this property.

**Flagging:** Some blazes, flagging, or pins have been found. The Forest Management Plan Map is a good place to see what has indicated as found.

**Class II**

**Wetlands:** According to the State of VT Agency of Natural Resources mapping program, there is approx. 8.11 acres of Class 2 Wetlands located on the property.

**Road:** Beaver Brook Rd is a private road and is seemingly maintained by the property owners.

**Services:** No wired internet or phone lines available.

**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. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*