

Utility & Property Information

GPS Address: 1905 Camp Munn Rd, Bradford, VT 05033. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

Directions: It's best to travel from the North to access property: From Goose Green Rd in South Corinth, turn onto South Rd, then right onto Camp Munn Rd. Property on left, see real estate sign. GPS may stop short, go past 1891 Camp Munn Rd past the snowplow turn-around and ignore the Scrabble Hollow Road Sign. This area is an intersection of 3 towns, so roads are confusing.

Note: There is an old driveway/logging road that begins just to the north of the utility property where the RE sign is located. The yellow dotted line on the MLS map represents this.

Taxes: Town of Bradford — Estimated - \$1640 (2026 Non-Homestead Value). Property is currently taxed as part of a larger parcel; therefore, taxes are estimated using town data.

Zoning: Residential District
Access the [Bradford Zoning Regulations](#) for further information. The Bradford Zoning Department may also be contacted at 802-222-4727 ex. 215 with any additional questions.

Power: Washington Electric Co-op — utility pole #R34/L1 is located along the road frontage of the property. No formal estimate can be provided until a power service application is submitted, and a site visit has been conducted. For more information, please contact the Washington Electric Coop at 802-223-5245.

Septic/Water: There is no formal septic system or water supply on the property. 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.

Per the State of Vermont ANR mapping the property has mainly type Id soils. Group I soils are well suited to soil-based wastewater disposal systems. Good performance and low maintenance can be expected. The soils in this group are sandy and gravelly soils that formed in outwash and that have rapid

permeability in the substratum and well drained soils that formed in till and that have a friable substratum with moderate permeability. Slopes generally are less than 20 percent.

- Map units in subgroup Ib have rapid permeability and have slopes that range to more than 20 percent.

Acreage: There is a referenced survey within the deed, we are working on acquiring it and will post it as soon as possible.

Flagging: Corners have been marked with orange flagging. These are only approximate; we only found the front southern pin.

Road: Camp Munn Rd — Per the State Highway Map it is a gravel, Class III year-round, town plowed and maintained road.

Services: Topsham Telephone offers high-speed DSL internet, TV Services & telephone services to homes in the area. They are working on expanding fiber service in the area.

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.*