

Utility & Property Information

Address: 265 Quarry Road, Sudbury, VT 05733. *For GPS purposes only. 911 address to be assigned.

Directions: From Route 7 in Middlebury, turn onto Main Street. At the traffic circle, continue straight onto College Street, which becomes VT-30 S. Take a slight right onto Blacksmith Lane in Sudbury. Turn right onto Quarry Road. Continue to property. See real estate sign on your left.

Taxes: Town of Sudbury — \$505.01 (2023 Non-Homestead Value).

Current Use: Property is enrolled in Vermont's tax reduction program, Use Value Appraisal, also known 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. Per the Forest Management Plan, the entire property with the exception of 2 acres were enrolled in the program. Please see the *Forest Management Plan* for more information about enrolled land as well as the Current Use map, which indicates the location of the 2 acres excluded from the program for reference.

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) agree 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.

Boundaries: The property includes two parcels of land on either side of Quarry Road. The portion of land to the west of Quarry Road is surveyed, and the survey indicates the acreage of that parcel is 113.53 +/- acres. It does not appear that the smaller parcel to the east of the road has been surveyed, and the exact acreage of that parcel is unknown. The town considers and taxes the property as consisting of 114 acres. For marketing purposes, we have utilized the town listed acreage of 114 +/- acres for the property. All acreage being sold is plus or minus.

Zoning: Rural Residential & Village Residential District — approximately 1.07 +/- acres of the property are located within the Village Residential district with the remaining acreage located within the Rural Residential district. Please see the

aerial included in *Supporting Documents & Maps* with the approximate boundaries of the Village Residential district indicated for reference.

Access the [Sudbury Unified Development Ordinance](#) accessible for download on the Rutland Regional Planning Commission's website for further information. The Sudbury Zoning Official, Keith Anlund, may also be contacted at 802-465-8098 or sudburyzoning@gmail.com with any additional questions.

Rural Residential District Minimal Dimensional Requirements:

Lot Area: 10 Acres **Road Frontage:** 100' **Front Setback:** 65'

Village Residential District Minimal Dimensional Requirements:

Lot Area: 1 Acre **Road Frontage:** 100' **Front Setback:** 65'

Power: Green Mountain Power — utility pole #5/110-6 is located on the property near an access drive to the agricultural fields on the property. Transformer box #110-7 is also located on the property along the road frontage near the northern agricultural field on 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 GMP Distribution Designer for the area, Mike Christian, at mike.christian@greenmountainpower.com or 802-349-6795.

Mineral &

Quarry Rights: Per deed and survey, the property conveys subject to a mineral and quarry rights agreement from 1934. Please see *Supporting Documents & Maps* for a copy of the survey and agreement for reference.

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.

Utility Easement: The property conveys subject to any utility easements of record for the placement of the utility poles and transformer box on the property near the road frontage.

Open Fields: Per the Forest Management Plan, the property features 22 +/- acres of open field. Of those 22 +/- acres, 17 +/- acres are agricultural fields currently being

actively farmed.

Ag Fields: Per seller, the agricultural fields are the property are rented to a local farmer.

Shack: The property conveys with an existing shack structure on the property on the smaller parcel off the east side of Quarry Road. The condition of the structure is unknown and is being sold as is.

Wetlands: Per the Agency of Natural Resources mapping system, there are Class II wetlands on the property. Please see a copy of the ANR wetland map with the location of the Class II wetlands indicated included in *Supporting Documents & Maps* for reference.

Road: Quarry Road — Dirt, Class III town plowed and maintained road.

Services: GoNetSpeed (formerly OTELCO) offers DSL internet, telephone, and TV services through their affiliate DirecTV to the home located at 492 Quarry Road.

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.*