

Utility & Property Information

Directions: From Randolph, Exit 4 on I-89, follow VT-66 W, turn right onto Windover Rd Fork, then slight right onto VT-12 N, property will be on the left about 3.7 miles. The address is for the singlewide mobile home.

Taxes: Town of Braintree — TBD (2024 Non-Homestead Value). This property is currently taxed in a group of contiguous parcels owned by the seller. We estimate based on the town listers card that the taxes for this property once sold will be approximately \$5,218 (non-homestead value).

The 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.

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.

Zoning: Braintree: Rural 1, Rural 2, the brook frontage has special overlay and erosion districts, please the town zoning maps and ordinances for details. There appears to be a section of the northern portion of the property that lies within the Village Zoning district as well.

Access the [Braintree Zoning Regulations](#) for further information. The Braintree Zoning Department may also be contacted at 802-728-9787 with any additional questions.

Mobile Home: There currently are two mobile homes on the property. One singlewide is a friend of the seller and will be removed before closing. The other singlewide is owned by the seller and rented to a family member. This second mobile home will be vacant by closing.

The mobile home that stays is 14' x 76', 1,064 SF, 2003 with 3 bedrooms and 2 baths. Condition is fair.

- Closing:** Closing will require a minimum of 120 days to allow the tenants to vacate and for the seller to move his equipment and herd. Additionally, the lease of the farm land is by handshake but will continue through the 2024 Ag year. Seller does prefer is some of the old farm equipment conveys.
- Power:** Green Mountain Power — Power pole 21/112 is along the road frontage just south of the grey singlewide mobile home. The property has 2 electrical meters, one at each mobile home. The barn electric is pulled from the grey mobile home and does not have a separate meter.
- Septic:** There are two existing septic systems on the property, one for each of the mobile homes. The soils around the farmstead are generally Merrimac fine sandy loam and NRCS considers these well suited for onsite wastewater disposal systems.
- Water:** There is a drilled well on the property that services the two mobile homes and the barns. In warm weather, the barn also uses springs located across the street. These are two spring wells that are connected to one another along the southern border of that parcel. Upon closing, the use and maintenance of the spring wells will be protected by deeded easement.
- Structures:** The main Freestall Dairy Barn was once home to 80 freestalls and has an adjacent milkroom with tank and variable speed vacuum and a double four parlor. There are several various additional barns and sheds that are connected or adjacent within the main farm complex. These are used for various storage, like hay and equipment.
- Acreage:** To the seller's knowledge, the property has not been surveyed. The acreage as marketed and being sold is per the town's calculated acreage of the subject parcel on the tax map. Please see the town tax map included in *Supporting Documents & Maps* for reference.
- Land:** It's estimated that approx. 36 acres are prime agricultural cropland with the remaining occupied by a combination of woodland, swales, farmstead, hedgerows, and waterways/wetlands.

Road: VT Route 12 — Paved, state plowed and maintained road.

Services: EC Fiber offers high speed fiber internet along the road frontage. Consolidated Communications offers phone and high speed DSL internet in the area.

Oil: Mobile homes currently use Dead River Oil Company.

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