

Utility & Property Information

- GPS Address:** 433 Wightman Hill Rd, Richford, VT 05476 is a formal town issued address, however, Google Maps does not appear to navigate to this location. Property is across the road from 466 Wightman Hill Rd, this address may be easier to navigate to. Please do not park or utilize the neighbor's driveway, it's only for navigation purposes.
- Directions:** From VT-105, turn onto South Richford Rd, then right onto Wightman Hill Rd, property will be on the right, see real estate sign.
- Taxes:** Town of Richford — \$1,620 (2025 Non-Homestead Value). Future tax valuation may be slightly less because 4 acres were subdivided off but still on the current tax bill. The property is NOT 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.
- Zoning:** Agricultural, Forest/Conservation districts.
Access the [Richford Zoning Regulations](#) for further information. The Richford Zoning Department may also be contacted at 802-848-7751 with any additional questions.
- Power:** VT Electric Co-op — power poles run just inside a tree line along the road frontage of the property. There is a power pole near the middle of the road frontage and within the clearing for a potential homesite. Additionally, the northern neighbor gave permission to pull from the northern pole where there is an existing transformer, this may save on installation costs. See attachment. For more information, please contact the VEC at 802-635-2331.
- 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. **Soil tests for septic feasibility have been ordered, and the listing will be updated once they are completed.**
- Structure:** 12' x 28' stick built shed. 10' high walls, sized to hold sap bulk tank. The front of the shed is held in by just a few screws to be easily removed for tank installation.

Maple: Approximately 2500 mature maple sugar taps. Slope is generally to the northeast and would possibly allow a single main line down to the Sap house. Estimation was verbal by the seller (Active Local Sugar Producer), State Forester, and local logger but purchaser will have to verify. Trees have not yet been tapped.

Tree Work: Two clearings were created for potential homesite, and weather damaged trees were removed, approx. 1.5 years ago.

Flagging: The approximate road frontage of the property has been flagged with orange tape for reference only. These are not official boundary markers. We found one front pin on the norther edge.

Road: Wightman Hill Rd — Gravel, Class III state plowed and maintained road.

Services: Consolidated Communications offers DSL, TV service & telephone services to homes located along Wightman Hill Rd. Several homes appear to utilize satellite internet like Starlink or HughesNet on the 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.*