

Utility & Property Information

Directions: 4376 VT Route 22A, Bridport, VT: Travelling south from Bridport center look for Short Road on your right. Property is approximately ¼ mile south on your right. Look for RE sign and solar panels. The driveway to park is in front of solar panels on the southern border of the lot.

Taxes: Town of Bridport — \$4,259.76 (2025 Non-Homestead Value of \$275,000). The taxes on the solar array are assessed and valued separately and paid by the array owner.

The property is NOT enrolled in Vermont’s tax reduction program, so doing so may reduce the taxes by approximately 2/3rds. 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.

Solar: Savage Solar, LLC, a local owner, leases a 1.5-acre area of the property for a small solar farm that provides power to the Woodchuck Cider facility, a well-known VT brewery. This is a 30-year lease, active from 2012 to 2042. The current payment to the landowner is \$2300 per year. Please see lease details in attachments.

Zoning: Residential-2, Residential/Agriculture-5.
Access the [Bridport Zoning Regulations](#) for further information. The Bridport Zoning Department may also be contacted at 802-758-2483 with any additional questions.

Power: Green Mountain Power — utility pole #3/276-01 is located near the middle of the road frontage. 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 new service line at 888-835-4672.

Septic: 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. A check for the state natural Resources Atlas shows that the wooded area are type IIIe soils and the field is type IIIc soil. The wooded area may be better for septic based on those

results.

Water: Tri-Town Municipal water service. Tri-town believes that water service is on-site, as there was once a tiny home near the gravel pad/driveway area. The property owner is responsible for all future installation, extension, maintenance, and repairs to the water line and meter assembly. Tri-Town Water can be reached at 802-758-2202.

Wetlands/

Hydric Soils: A check for the state natural Resources Atlas does not currently show any wetlands or wetland advisory areas on the property. Additionally, no hydric soils are shown for this property. The seller has done no formal studies, and we are only reporting what is found in the public ANR Atlas.

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.

Road: VT Route 22A — Paved, Class II state plowed and maintained road.

Services: Waitsfield & Champlain Valley Telecom offers high-speed fiber internet, TV & telephone services 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.*