

Utility & Property Information

GPS Address: 667 Cemetery St, Brookfield, VT 05036. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

Directions: From VT-14, turn onto E Hill Rd, turn left onto Farnsworth Ln, then continue onto Cemetery St. See real estate sign on left, turn into driveway with "691" sign, then immediately left to travel up grassy path. Be careful driving up to the landing; there is a wet area about 1/3rd of the way.

Taxes: Town of Brookfield — \$736.01 (2025-26 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: **Agricultural/Residential** & a section near the western border lowlands of the property is within the Conservation >25% Slope & Wetlands district. Access the [Brookfield Zoning Regulations](#) for further information. The Brookfield Zoning Department may also be contacted at 802-276-3722 with any additional questions.

Power: Washington Electric Coop — the closest utility pole is located at the intersection of Cemetery St and Farnsworth Ln, approx. 300 ft from the start of the driveway to the property.

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. **Recent soil tests indicate the likelihood of a mound wastewater system supporting a 3 or 4 bedroom single family residence**, see letter

from engineer in Supporting Documents & Maps.

Flagging: The approximate location of the road frontage has been marked with orange flagging. Blue flagging can be found where the soil test pits were dug.

Spring Rights: The survey references spring rights that benefit the property to the south.

Road: Cemetery St — Gravel, town plowed and maintained road.

Services: EC Fiber offers high-speed fiber internet, streaming TV & telephone services to homes 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.*