

Utility & Property Information

GPS Address: 1746 Urban Farm Way, Cabot VT. *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 Danville Hill Road turn onto Urban Farm Way. The first half mile is a Town Class IV Road, the remaining 1 mile to the property is a Town Legal Trail. These are both very good and drivable by any type of vehicle. Look for real estate sign on right. Sign is located at property trail entrance.

Road: The town mentioned that there are numerous year-round residences (up to 9) on the Town Legal Trail section. The road appears to be in excellent condition and maintained by the full-time residents. There is a bank of mailboxes at the beginning of the Legal Trail section that those homeowners use.

We found that the section of road in front of the property was recently graded and ditched, likely from past heavy rains VT has been seeing. There is no culvert or driveway into the property. Town states that there is no permit required for a culvert and driveway because the road is a Legal Trail and owners may do as they wish.

Taxes: Town of Cabot — \$816.88 (2024 Non-Homestead Value).

Zoning: Low Density Residential and Agriculture District
Access the [Cabot Zoning Regulations](#) for further information. The Cabot Zoning Department may also be contacted at 802-563-2279 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 2 Acre **Road Frontage:** 200' **Front Setback:** 50'

Power: Power is well over 1 mile away and not a feasible option. The many camps and homes along the Town Trail are all off-grid.

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.

Note: There may be some type of old septic and water system in the rear of the property near the old buildings, but we were not able to find any trace of them.

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 on the subject parcel listers card, 10.2 acres. The pink tape corner markings along the road frontage are not official and for reference use only.

Old Structures: The path along the north side of the property leads to the rear where there are several old structures that are collapsing and in disrepair. These are not taxes by the town due to condition. Nothing is known about these structures. Town states that they were used as a camp at one time.

Services: Property is off-grid.

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.*