

Utility & Property Information

Address: 1450 Middle Road, Bridport, VT 05734.

Taxes: Town of Bridport— \$5,774.24 (2022 Non-Homestead Value).

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. Per the county foresters, 244.6 acres of ag land, 22 acres of idle/open, and 32 acres of non-productive forest are enrolled, and there is no Forest Management Plan.

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.

Boundaries: The property consists of 4 parcels of land with one parcel on the north side of Middle Road and three parcels on the south side of Middle Road.

Zoning: Residential-2, Residential/Agriculture-5, & Conservation-25 Districts.

Per the town zoning map, the property is located within three zoning districts. Approximately 89.1 +/- acres are located within the Conservation-25 zoning district, approximately 33.1 +/- acre are located within the Residential-2 zoning district, and the remaining acres are located within the Residential/Agriculture-5 zoning district. Please see *Supporting Documents & Maps* with the approximate R-2 and CON-25 zoning overlays on the property aerial indicated for reference.

Access the [Bridport Zoning Regulations](#) for further information. The Bridport Zoning Administrator, Steven DeCarlo, may also be contacted at bridportzoning@gmavt.net or 802-758-2483 x 2 with any additional questions.

Residential-2 Minimal Dimensional Requirements:

Lot Area: 2 Acres **Road Frontage:** 200' **Front Setback:** 100'

Residential/Agriculture-5 Minimal Dimensional Requirements:

Lot Area: 5 Acres **Road Frontage:** 400' **Front Setback:** 100'

Conservation -25 Minimal Dimensional Requirements:

Lot Area: 25 Acres **Road Frontage:** 700' **Front Setback:** 100'

Power: Green Mountain Power — on-site. There are multiple utility poles on the property that run along Middle Road.

Water: Municipal water on-site — Tri-Town Water.

Septic: Private wastewater systems on-site. It is our understanding that each residential home, including the mobile home on the property, has their own wastewater system, and none of the farm buildings are connected to a septic system.

Structures: The property includes 2 farm structures with attachments, 1 residential home (cape farmhouse), and 1 1960's mobile home in disrepair. The main barn includes 300 cow free stalls. Per sellers, the cape farmhouse on the property was recently renovated.

A mobile home bill of sale will be conveyed for ownership of the 1960's mobile home. The mobile home is not occupiable, but the sellers have kept the mobile home on-site to retain the legal ability to replace the home and continue using the existing private wastewater system that services the mobile home.

Heating/Fuel: The cape farmhouse's heating supply system consists of forced hot air, an oil furnace, and an electric hot water tank.

Leases: The cape farmhouse is currently leased. **More information on the lease to come.**

The sellers also lease 90 +/- acres of the property to other local farmers for \$3,500/year.

**Agricultural
Fields:**

The property consists of 179.8 +/- acres of agricultural fields.

Manure Pit: The farmstead has a manure pit near the heifer facility.

Creek/Streams: The property enjoys 6205' +/- of the East Branch of the Dead Creek and 1888' +/- of the Potash Brook running through the property. Additionally, many tributary streams run through the property.

Wetlands: The property includes 38 +/- acres of wetland that primarily encompass the land adjoining the creeks and brook on the property.

Conservation Easement

& OPAV: The property is subject to a Grant of Development Rights, Conservation Restrictions, and Option to Purchase at Agricultural Value (OPAV) by the Conservation Easement Holder. Please read section *VI: Option to Purchase at Agricultural Value* beginning on page 7 of the Rutter 1 document and section *VII: Option to Purchase at Agricultural Value* beginning on page 8 of the Rutter 2 easement for a full explanation.

Depending on the purchaser and/or transaction type, this OPAV may or may not be triggered.

A purchaser who does not trigger the OPAV is as follows:

Any conveyance of the Protected Property to a person who presently earns at least one-half of his or her annual gross income from the "Business of farming," as that term is defined in Regulation 1.175-3 issued under the Internal Revenue Code of 1986 and who, in connection with the farming operations on the Protected Property, will continue to earn at least one-half of his or her annual gross income from the "business of farming ("a Qualified Farmer").

OPAV applies to all other types of purchasers, and those purchasers must supply the following in writing in any offer:

A written description of the Buyer's training and experience as an agricultural producer and an agricultural business plan for the Protected Property, including a description of the agricultural activities to be conducted or facilitated by the buyer, proposed improvements to the Protected Property, and a statement of anticipated agricultural income and expenses for the three-year period following the buyer's acquisition of the Protected Property or, if

the buyer has not such training and experience or intention of operating an agricultural business on the Protected Property, a written statement to that effect. Additionally, if the buyer is purported to be a Qualified Farmer or family member, the documents necessary to establish the buyer as such, including the buyer's most recent federal income tax filing, if applicable, must be provided.

Any offer must include an Option to Purchase at Agricultural Value contingency.

Conservation Easement

Protected Property:

Per the easement documents, 233.9 +/- acres of the property are considered "Protected Property" and subject to the conservation easement; the remaining acreage was excluded from the easement. Please see the conservation easement aerial map included in *Supporting Documents & Maps*, which depicts the approximate boundaries of the excluded land from the conservation easement.

Included in the excluded acreage is a 5.01 +/- acre parcel, which is located off the southerly side of Middle Road and is "landlocked" by the Protected Property. Per the Rutter II easement document, a right to convey a right of way over the Protected Property off Middle Road to benefit this 5-acre parcel was reserved:

The right to convey a right of way for ingress and egress, together with customary residential utilities from the southerly side of Middle Road to not more than one single family dwelling which may be located on the 5.01 acre parcel of land excluded from this Grant, as more particularly described in Schedule A, together with the right to construct, maintain, repair and use a residential driveway of sufficient width to comply with state and local regulations across said right of way. Said right of way together with said utility corridor shall not exceed fifty (50) feet in width. Prior to conveying such right of way and prior to commencing construction on the driveway or utility corridor, Grantors shall obtain the prior written approval of Grantees, which approval shall not be unreasonable withheld or conditioned, provided, however, that such right of way is located in the area generally depicted as "ROW" on the Rutter II Farm Plan described in Schedule A and incorporated herein, and is consistent with the Purposes of this Grant and otherwise complies with this Section III(9).

Please see the aerial included in *Supporting Documents & Maps* with the outline of the 5.01 +/- acre parcel boundary indicated as well as the general ROW area to benefit this parcel indicated.

Conservation Easement Special

Treatment Area: Per the conservation easement documents, there is an approximately 27.5-acre area of Protected Property that is designated as a “Special Treatment Area” (STA) due to the area consisting of “a state-significant Clayplain Forest, a rare natural community in Vermont.” Additional restrictions have been reserved within the STA in the Conservation Easement document. Please see *Section IV. Special Treatment Area* beginning on page 6 of the *Rutter II Conservation Easement* document for more information. Please see the Conservation Easement aerial map included in *Supporting Documents & Maps*, which includes the approximate boundaries of the Special Treatment Area.

Utility Easement: The property conveys subject to a utility easement with Green Mountain Power and Shoreham Telephone LLC. Please see *Supporting Documents & Maps* for a copy of the easement for reference.

VAST Trail: The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail that adjoins the easterly boundary of the 22 +/- acre agricultural field off the south side of Middle Road. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only. Landowners are protected under Vermont Legislature. For more information, please visit the [VAST Landowners](#) webpage. Please see *Supporting Documents & Maps* for the location of the VAST trail in relation to the property.

Road: Middle Road — Gravel, town plowed and maintained road.

Services: Champlain Valley Telecom offers high-speed internet, TV & telephone services to homes located along Middle 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.