

# Utility & Property Information

**Address:** 920 Turcotte Road, Wolcott, VT 05680.

From I-89, take exit 10 onto Route 100 N. Continue onto Route 100 N through Stowe. Turn right onto Historic VT-100. Bear left onto VT-15A E. Turn right onto Route 15. Turn right onto Turcotte Road in Wolcott. Continue to the property on your right. See sign. High clearance all-wheel drive suggested. Brush hanging in road, expect scratches on your vehicle.

**Taxes:** Town of Wolcott — \$1,505.39 (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. Please see 'Current Use' section below.

**Current Use:** Per the seller's Forest Management Plan, 28.1 of the 30.1 +/- acres are enrolled in Vermont's Use Value Appraisal tax reduction program with 2 acres surrounding the existing camp structure excluded. Per the sellers, the forester, Charlie Hancock, who completed the Forest Management Plan for the sellers in 2013, reports that the new plan is not due until April of 2024, and he is available to start working on it in August or September of this year. Please see the *Forest Management Plan* document for more information.

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:** Rural District.

Please go to the [Wolcott Town Documents](#) webpage to access the zoning ordinances and regulations for further information. The Wolcott Zoning Administrator, Tom Martin, may also be contacted at 802-888-6858 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 2 Acres

**Road Frontage:** 150'

**Front Setback:** 25'

**Power:** Off-grid — the property conveys with propane fueled lights installed in the camp.

**Septic/Water:** There is no formal septic system or water supply on the property. No soil testing has been completed by the sellers.

The property conveys with an existing outhouse in as is condition.

**Camp:** The property conveys an existing off-grid 20' x 16' camp structure, which includes a second level loft area used for sleeping quarters. Per the listers card for the property, the camp was built in 1987 and includes 448 SF of living space.

### **Residential**

**Conversion:** The property conveys as a Seasonal Camp. No offer will be accepted with contingencies to convert the property to a residence. In the agency's opinion, the property is best used as a seasonal camp and conversion to a residence would be both time-consuming and an expensive option. Please do not ask the agency about conversion details, perform your own research. Items to consider are: Septic Soil Testing, State Wastewater and Well Permitting, Road Upgrades, Town Zoning, Power Access/Easements, State Storm Water Permitting, Cost and Conversion of the Structure, Wetland and Stream Crossing Permits and likely more.

**Stream:** There is a stream that runs between the road and the camp. A wood bridge provides walking access over the stream to the camp from the parking area off the road. Per sellers, this stream tends to dry out mid-summer.

### **Personal**

**Property:** All personal property in the camp is conveyed in as is condition.

**Fuel:** Propane — the range and lights in the camp are fueled by propane.

**Heating:** Wood stove – the property conveys with the existing wood stove in the living room area of the camp. Wood pile conveys.

**Boundaries:** Per the deed, the property owns the land to the centerline of Turcotte Road. Owner found three corner pins and the boundary is flagged.

**Road:** Turcotte Road — Gravel/dirt, Class IV unmaintained town road. Per sellers, the road is typically accessible from early May until the end of the hunting season.

Per sellers, neighbors have reported that the road is used by snowmobilers in the winter months to access the VAST trail. Per the VAST trail map, the nearest snowmobile trail access point is located off Route 15A over one mile away at the Route 15A intersection with the Lamoille Valley Rail Trail.

**Services:** HughesNet offers satellite internet, TV & telephone services to the property.

***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.*