

# Utility & Property Information

**Address:** 1850 Stock Farm Road, Randolph, VT 05060. \*For GPS purposes only. 911 address to be assigned.

VT-66 to Fish Hill Road. Right on Stock Farm Road. Property is 2.8 miles down on both sides of the road. No real estate sign. The mailbox of the adjoining neighbor with an E-911 address of 1923 is located along the road westerly side of frontage of this property.

**Taxes:** Town of Randolph — \$2,009.80 (2022 Non-Homestead Value).

**Zoning:** Residential & Flood Plain Overlay Districts.  
Per the Randolph zoning map, almost all of the property on the west side of Stock Farm Road is within the Flood Plain Overlay District. Per for FPO district regulations, “a permit is required for all development in the FPO District” with certain exceptions, including “accepted required agricultural and accepted silvicultural practices (written notification to Town required for farm structures)”. Access the [Randolph Zoning Regulations](#) for further information. The Randolph Zoning Department may also be contacted at 802-728-5433 x 19 or [zoning@randolphvt.org](mailto:zoning@randolphvt.org) with any additional questions.

Residential District’s Minimal Dimensional Requirements:

**Lot Area:** 5 Acre      **Road Frontage:** 200’      **Front Setback:** 30’

**Power:** Green Mountain Power — utility pole #41 is located along the property’s road frontage on the westerly side of the road. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the GMP Distribution Designer for the area, Justin Ives, at [justin.ives@greenmountainpower.com](mailto:justin.ives@greenmountainpower.com) or 802-234-5113.

**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.

**Third Branch of the White River:** Per survey, the property enjoys ownership to the center line of the Third

Branch of the White River with 583.95 +/- feet of frontage. Please see the survey included in *Supporting Documents & Maps* for reference.

**Boundaries:** Per survey, the property consists of acreage on both sides of Stock Farm Road with the westerly boundary of the property running along the centerline of the Third Branch of the White River. Per deed, the “conveyance is subject to the rights of the public to Town High No. 68., riparian rights of others to the Third Branch of the White River, and to alterations of the western boundary which may have been caused by the shifting of the Third Branch of the White River since the aforementioned survey as the same is provided by law.” Please see the deed included in *Supporting Documents & Maps* for reference.

**Association:** Green Mountain Stock Farm Owner’s Association — \$400/year. The property is subject to the GMSF Owner’s Association’s annual dues. Dues cover maintenance of the 25 +/- miles of community trail that can be used for biking, walking/hiking, cross-country skiing, snow shoeing, and horseback riding.

Per deed, the property conveys with “all the benefits of the mutual conditions and protective covenants for the ownership and use of the Green Mountain Stock Farm as provided in a ‘Declaration’ recorded in... the Randolph Land Records...” Please see *Supporting Documents & Maps* for a copy of the Amended and Restated Declaration for the Green Mountain Stock Farm for reference. The below sections are only a portion of the covenants outlined in the Amended & Restated Declaration for the Green Mountain Stock Farm:

*Residential Use:*

“Each lot shall be used, improved, and devoted exclusively for Residential Use or Residential Occupancy. No trade or business of any kind may be carried on in, at or from a lot except home occupations lawfully undertaken... No building or other structure shall be erected or maintained, and no land improvement made, on a lot except one single-family residential dwelling, together with such appurtenant out-buildings as are customary with such exclusively Residential Use or Residential Occupancy.

*Subdivision:*

“An owner may not partition, subdivide, or separate a lot or the legal rights comprising ownership of a lot from any other part thereof.”

*Community Trails:*

“An owner may use, at his or her risk, the Trails depicted on the Plan for walking, horseback riding, bicycling, snowshoeing, and cross-country skiing.” Furthermore, “The association shall be responsible for the at least monthly maintenance of the trails.” Per the Green Mountain Stock Farm Plan, there is a community trail loop through the pasture on this property. Please see the GMSF Plan included in *Supporting Documents & Maps* for reference.

*Pasture:*

“Subject to the prior written approval of an owner on whose lot is located a pasture, the association may use, at its risk, that pasture for agricultural purposes... If any owner does not cut his or her pasture because each October 1 in a calendar year, the association may without the prior approval of the owner but at the association’s risk, cut the pasture and collect the hay therefrom in order to maintain the pasture’s open and productive character.”

*Design Committee:*

“No building, structure or land improvement shall be erected or construction thereof or other land improvement commenced, on a lot until the Design Committee has been furnished such plans, specifications, site plans... and other material relating thereto as the Design Committee may request...”

*Temporary Structures:*

“No house trailer, mobile home, camping trailer, utility trailer, or similar structure shall be placed, continued or maintained on a lot, except and so long as all municipal requirements (including noise limitations) are observed. Notwithstanding the foregoing, (i.) a camper or boat or utility trailer may be stored thereon if screened, (ii.) A contractor’s mobile office unit may be utilized during approved construction of a land improvement, and (iii.) temporary tents may be erected and used for a temporary special purpose.”

**Silo:** There is an old silo on the easterly side of the property from Stock Farm Road to be conveyed in as is condition. Please see the aerial included in *Supporting Documents & Maps* with the location of the silo indicated for reference.

**Road:** Stock Farm Road — Gravel, Class III town plowed and maintained road.

**Services:** ECFiber offers high-speed fiber-optic internet & telephone services to homes located along Stock Farm Road. Consolidated Communications offers

internet, TV, and telephone services to homes along Stock Farm 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.*