

Utility & Property Information

Address: 4166 Mines Rd, Lowell, VT 05847. *For GPS purposes only. 911 address to be assigned by town if/when a dwelling is constructed on the property.

From Route 100 in Eden nearby the Eden Lake, turn onto N. Road. N. Road becomes Mines Road. Access road into the property after the discontinued mine on your left. See real estate sign.

Taxes: Town of Lowell— \$2,752.21 (2022 Non-Homestead Value). Property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or 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.

Zoning: Industrial, Conservation-Mountain & Rural Residential-Ag Zoning Districts.

Approximately 141 +/- acres of the property are located within the town's Industrial zoning district and approximately 215 acres of the property are located within the town's Conservation-Mountain zoning district with the remaining acreage located within the Rural Residential-Agricultural District. Please see the aerial included in *Supporting Documents & Maps* with the approximate Industrial and Conservation-Mountain zoning district overlays indicated for reference.

Access the [Lowell Zoning Bylaws](#) for further information. The Lowell Zoning Administrator may also be contacted at 802-744-6559 with any additional questions.

Industrial Minimal Dimensional Requirements:

Lot Area: 2 Acres **Road Frontage:** 150' **Front Setback:** 75'

Conservation-Mountain Minimal Dimensional Requirements:

Lot Area: 10 Acres **Road Frontage:** 400' **Front Setback:** 75'

Rural Residential-Agricultural Minimal Dimensional Requirements:

Lot Area: 1 Acre **Road Frontage:** 150' **Front Setback:** 50'

Acreage: There is a discrepancy in the acreage of the property. Per the town records, the property is listed as consisting of 335 acres and is taxed as such. The deed for the property indicates that the property consists of 350 acres more or less. Per a survey of the property completed in 2018, the property consists of 372.6 +/- acres. For marketing purposes, we have used the surveyed acreage of the property.

Power: Vermont Electric Coop — residential utility pole #3G/59S is located along Mines Road approximately 1500' +/- away from the access road into the property. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact VEC at 802-635-2331.

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.

Access Road: The property enjoys an access road off Mines Road that leads to a mostly level log landing. The access road is easily traveled with a 4x4 or ATV but could be improved to offer better access to the property.

Streams: There are several year-round streams with lots of smaller axillary streams seemingly running year-round on the property. Per our mapping system, the property enjoys over 7415' +/- of year-round stream on the property (not including unmapped axillary streams).

VASA Trail: The Vermont ATV Sportsman's Association (VASA) club maintains a trail network throughout the state, and Mines Road is part of their trail network, which allows Recreational Off-Highway Vehicles (ROV) to be used.

Vermont

Asbestos Mine: The property adjoins the Vermont Asbestos Group property, which includes a [discontinued asbestos mine](#).

Per the survey, there appears to be some encroachment from the previous activity by the Vermont Asbestos Group with the surveyor noting approximate limits of an open quarry on the property along the far back southwesterly boundary and a tailings pile crossing the property boundary nearby the access road off Mines Road. Per seller, there is no known

boundary line disputes. Please see the survey included in *Supporting Documents & Maps* for reference.

Conserved Land: The property's northerly boundary adjoins lands owned by the State of Vermont and the Green Mountain Club, both of which include recreational hiking trails through the land. The Long Trail is located on land owned by the Green Mountain Club and provides access to Belvidere Mountain located on the adjoining property. Please see the *Interactive Map* of the property for reference.

Trails: The property enjoys many old woods roads/logging trails that could be reclaimed for private recreational purposes on the property.

Utility Easement: The property conveys subject to a utility easement granted to allow a transmission line to cross a small section of the property along the Mines Road frontage. Please see *Supporting Documents & Maps* for the aerial with the easement area indicated.

Road: Mines Road — Paved, Class II town plowed and maintained road.

Services: Consolidated Communications offers satellite internet, TV & telephone services to homes located along Mines Road. [Starlink](#) offers high-speed broadband internet to 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.*