

Utility & Property Information

- GPS Address:** 399 Bard Rd, Bennington, VT 05201. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future. Drive to the end of Bard Rd, see green metal gate, plenty of space to park and turn around.
- Directions:** From VT-67A, turn onto Murphy Rd, then left onto Austin Hill Rd, then left onto Bard Rd. Follow to end of pavement, park near gate, you can see real estate sign from there.
- Taxes:** Town of Bennington — \$3,965.31 (2025 Non-Homestead Value). The property is NOT 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. This property is likely a candidate to be enrolled in the program.
- Zoning:** Rural Conservation
Access the [Bennington Zoning Regulations](#) for further information. The Bennington Zoning Department may also be contacted at 802-447-9706 with any additional questions.
- Power:** Green Mountain Power — utility pole #1022/14/10-4 is located approx. 250 feet west of the property line. No formal estimate can be provided until a power service application is submitted, and a site visit has been conducted. For more information, please contact the GMP new service line at 888-835-4672.
- Septic:** 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.
- Water:** Municipal water lines run along the property's road frontage, see map provided by town in *Supporting Documents and Maps*. The town requires maintaining a minimum of 35 psi for home currently connected to the system. The town performed a pressure test and indicated that the current pressure at the hydrant near the gate is 82 psi, which should provide plenty of availability for future development.

Tax Map: The town tax map indicates a proposed 4 lot subdivision; however, town officials do not have any documentation recorded to support this formally existing. No soil tests, survey work or subdivision applications exist. The property is marketed as a single lot and will be conveyed as such.

Gate: A locked metal gate blocks the end of Bard Rd just before the property. The town indicates they installed the gate and landowner requests. This gate can be removed or moved in the future.

Acreage: There is some discrepancy in acreage. The town Lister's Card and Tax Bill indicate 51+/- acres. The deed references a survey (both in *Supporting Documents and Maps*) of 54+/- acres – This is the acreage being marketed.

Flagging: The approx. locations of the road frontage have been marked with green triple flagging.

Class II

Wetlands: There are a couple small areas of Class II wetlands (this includes the pond as one) located near the road frontage of the property. Please see the Agency of Natural Resources map included in *Supporting Documents & Maps* with the wetland area indicated for reference.

Road: Bard Rd — Leading up toward the property most of Bard Rd is a year-round, town maintained and plowed road. There is a short section of gravel road prior to the gate and the property boundary. This section is approx. 400 ft and is considered a Legal Trail according to the VT State Highway Map for Bennington. Generally, this means, it's owned by the town, but it is not plowed or maintained by the municipality.

Services: Xfinity offers high-speed cable internet, TV & telephone services to homes located along Bard Rd.

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.