

Utility & Property Information

- GPS Address:** 290 Ferson Road, Leicester, VT 05733. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.
- Directions:** Vermont Route 7 to Ferson Road. Property on the right. Look for sign. Small cleared parking spot for two vehicles.
- Taxes:** Town of Leicester — \$1,263.09 (2024 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.
- Zoning:** Residential Agricultural District – Wetlands are in Conservation District. Access the [Leicester Zoning Regulations](#) for further information. The Zoning Department may also be contacted at 802-465-4079 with any additional questions.
- Power:** Green Mountain Power — utility pole #42 69X-5 is located diagonal from the frontage. 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/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.
- Acreage:** To the seller's knowledge, the property has not been surveyed. The acreage as marketed and being sold is per the town's calculated acreage of the subject parcel on the tax map. Please see the town tax map included in *Supporting Documents & Maps* for reference.
- Flagging:** The approximate frontage has been marked with flagging. There is some fencing on the sides. These are not official boundary markers.

Class II

Wetlands: Approximately 36 acres of the 55 acres is shown in the State database as Class II wetlands. Please see the Agency of Natural Resources map included in *Supporting Documents & Maps* with the wetland area indicated for reference.

Road: Ferson Road — Gravel, Class III town plowed and maintained road.

Services: Consolidated Communications offers high-speed internet, TV & telephone services to homes located along X.

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.*