

# Utility & Property Information

- GPS Address:** 136 Territory Rd, Topsham, VT 05076. \*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future. A standard clearance vehicle can likely travel on Territory Rd to either of the open landings on the property. The main woods road/driveway to the building area may be traveled by high clearance 4x4 truck (not Subaru), but you must be careful and go at your own risk.
- Directions:** VT-25 to the East Corinth General Store. Take Village Rd/E. Corinth Road due north. Left over bridge on to Powder Spring Rd, pretty quick left on Willey Hill Rd. Territory Road is on the right. Property can be accessed by standard vehicle.
- Taxes:** Town of Topsham — \$2,624.30 (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 likely meets the criteria for enrollment if the next owner desires.
- Road:** According to the VT Agency of Transportation Topsham General Highway Map, Territory Rd is a Class 3 Road leading up to the southern road frontage (the southern log landing) of this property and then turns into Class 4. The Town Road Foreman confirmed that the town plows up to that southern log landing, allowing for year-round access. It's approx. 1,500 feet from southern log landing to the northern log landing where the access trail to the proposed homesite is located.
- Zoning:** No Zoning in Topsham.
- Power:** Washington Electric Coop — Power is located along Willey Hill Rd and is likely not financially feasible to draw power to this property. It is over 1 mile from the start of the property.
- Septic:** WW-3-11708 — Approved wastewater system permit for the proposed construction of a new three-bedroom, single family residence, serviced by on-site wastewater disposal system in accordance with the Innovative/Alternative System Approval. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.
- Water:** WW-3-11708 — Approved potable water supply permit for the proposed construction of a new three-bedroom, single family residence, serviced by on-site potable water supply using a drilled or percussion bedrock well. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.
- Woods:** Seller indicates that the property was logged by the previous owner within the last five

years. The logging appears to have taken sawlogs down to 10”+ diameter trees. The forest appears to be primarily sugar/red maple.

## **Proposed**

### **Homesite:**

The proposed homesite within the wastewater permit dictates the house, septic, and well location. We have generally marked this area by flagging a towering Pine tree that is in the immediate vicinity of the proposed homesite. This is done for physical reference only. It is at the height of the property.

### **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.

### **Streams:**

There are several streams on the property that all feed into the Tabor Branch River. The streams appear to be about 6 – 8 feet wide and were all running during August when the photos were taken.

### **Flagging:**

Flagging has been identified along the borders, and the road frontages have been marked with flagging.

## **Wildlife**

### **Sanctuary:**

The property is bordered to the north and the western Territory Rd frontage by the SandBhreagh Wildlands Sanctuary and Trust. This appears to be a 711+/- acre property conserved and protected to promote old growth forest and wildlife refuge. Hunting is not allowed but walking and hiking are permitted.

## **VAST/VASA**

### **Trail:**

The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail along Territory Rd. Additionally; Territory Rd is used for ATV use under the authority of the Vermont ATV Sportsman’s Association (VASA) and under local authority by the Tri Village Wheelers Club. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only. Landowners are protected under Vermont Legislature. For more information, please visit the [VAST Landowners](#) webpage. [VASA Trail Rules & Regulations.](#)

### **Services:**

See Power.

### **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*

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