

Utility & Property Information

GPS Address: 1300 Middle Rd, Plainfield, VT 05667.

Directions: From VT-14, turn onto Plainfield Brook Rd, continue onto Lower Rd, then right onto Flood Rd, then left onto Middle Rd, Property on the left, see real estate sign.

Taxes: Town of Plainfield — \$2562.40 (2025 Non-Homestead Value). Taxes have been estimated utilizing town and Current Use data, as the property is currently taxed as part of a larger parcel.

The property is 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.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agree to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

Zoning: Forest/Agriculture
Access the [Plainfield Zoning Regulations](#) for further information. The Plainfield Zoning Department may also be contacted at 802-454-8461 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 5 Acre **Road Frontage:** 300' **Front Setback:** 50'

Power: Washington Electric Co-op.

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.

Barn: Timber frame barn, once used for dairy, located along road frontage near northern border, sold as-is.

Subdivision: Property is currently taxed as part of a larger parcel, in total 90 acres combined. The home and approx. 31.4 acres are being sold as one listing and the remaining acreage and the barn on the west side of Middle Rd, approx. 57.61 acres comprise this listing. These are the GIS mapping acreages and are considered plus or minus, as they do not add up to the total of 90 acres, as dictated by the assessor's documents. No survey on file with the town. Seller to complete subdivision prior to closing, if sold separately. Current Use plans will also need to be updated, if sold separately.

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

Pasture: Approx. 21.5 acres of tillable pastureland.

Flagging: Approximated locations of road frontages have been marked with flagging.

Road: Middle Rd — Gravel, year-round, town maintained and plowed road

Services: Consolidated Communications offers high-speed internet, TV & telephone services to homes in 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.*