

Utility & Property Information

Directions: 5897 VT Route 102. The address should take you to the driveway entrance. Best to park on the other side of the road on the snowplow turnoff and walk up to the property. The driveway is currently wet with spring rain. Look for RE sign.

Taxes: Town of Bloomfield — \$1,542.90 (2025 Non-Homestead Value). This tax is for the entire 40 acres (3 Lots) and the mobile home that no longer exists. It appears that it also does not show or include the barn. This is not uncommon in small towns with no zoning. This can be corrected with a standard grievance process for April 1, 2026.

Zoning: Bloomfield has no town zoning. State rules apply.

Power: Green Mountain Power — utility pole #85-147 is located along the road frontage of VT-102, below the barn area. 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.

Seller indicates that power was once connected to an old cabin and mobile home, that have both since been removed. Power was drawn, above ground from the pole mentioned above – it has been disconnected. Speaking with the power company would be the first step toward understanding future connection.

Septic: There was a 2-bedroom mobile home on the property. Seller states that it was removed 2018/19. There was also a cabin, since removed. Seller believes each had their own septic tank and possibly a leach field. However, no details are known regarding its condition, location or legality. It is being sold As-Is.

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.

Water: There is an existing spring well near the pond. It is a moss covered concrete tiled well with a line that goes over to where the mobile home used to be.

You will see the line coming through a PVC pipe. Seller believes well is two tiles deep.

Acreage: The referenced survey could not be found in the town records. Acreage is based off deed.

ROW: The property is accessed via a deeded 25' ROW from VT-102. Please see easement deed. There is spring water running down the driveway, the seller does not have the ability to repair this. We believe that water bars or a French drain could be used to divert the water back into the ditch and stream that runs along the driveway. This will have to be completed by the purchaser.

Road: VT Route 2 — Paved, Class II state plowed and maintained road.

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

Memorials: Seller placed two memorials on the property (Brother and Father). These have been contracted to be relocated to his home before closing.

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