

# Utility & Property Information

**Directions:** 150 Spur Road (for GPS purposes only). The address should take you approximately to the property border. As a courtesy to the neighbor, he has asked for you to park on the gravel just before the tires on the lawn. Then walk to the property. See Real Estate sign. No drive-by's please, call first.

**Important Note:** Neighbor would like to purchase property but does not have the funds. He may come out and say it is a private ROW. Please let him know you are guest of the Seller and just continue. He normally just walks back inside. He dislikes the seller, will say anything to persuade you from purchasing and is in general is a Curmudgeon.

**Taxes:** Town of Bloomfield — Estimated at: \$760.00.  
Current tax bill is \$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. 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 85-143 is located along the road frontage of VT-102. There are several other poles up the property to the two previous home sites all with pole numbers. There are also two electrical meter boxes. The condition of the system is unknown. 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:** Seller believes there may have been two septic systems on the property. One up high on the plateau and one down near the old cabin. The 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. We did notice that on the plateau there was PVC pipe that looked like a septic pipe, it was marked with orange ribbon.

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:** Seller states there likely are two wells on the property. What and where they are unknown.

**Acreage:** The referenced survey could not be found in the town records. Acreage is based off deed. This property is in two legal lots of 17.9+/- Acres and 10.2+/- Acres.

**ROW:** The property is accessed via a deeded 25' ROW from VT-102. Please see easement deed.

**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.

***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.*