

# Utility & Property Information

**GPS Address:** 310 Sky Farm Ln, Barnet, VT 05821. This is the address that's recognized by the town and emergency services. The Post Office recognizes 64 Davidson Ln as the address.

**Directions:** From W Barnet Rd, turn onto Barnet Center Rd, then sharp left turn onto Davidson Ln, then right onto Sky Farm Ln, travel past residence on the right, see real estate sign near the open gate, continue to homesite.

**Taxes:** Town of Barnet — \$2,742.28 (2025 Non-Homestead Value). 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.*

**Current Use Forestry Management Plan:** The seller is currently working with the Consulting Forester for the plans 2026 renewal. We will update the plan and status as new information is provided.

**Zoning:** Agricultural.  
Access the [Barnet Zoning Regulations](#) for further information. The Barnet Zoning Department may also be contacted at 603-359-3339 with any additional questions.

**Power:** Property is off-grid and is serviced by a 12-panel ground mounted solar-array, which power 12 solar batteries, that were installed in Aug 2023 and should have a minimum lifespan of 10 years.

Green Mountain Power — Utility pole #804500 is located near the intersection of Barnet Center Rd and Davidson Ln.. 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:** WW-7-3020 — This permit recognizes this property, at the time of the permit application, to subdivide this parcel into a 50-acre parcel from 54 acres. The permit recognizes, "Lot #1 being 50 acres in size presently developed with a 3-bedroom single family residence served by existing on-site drilled well water supply and existing on-site wastewater disposal system."

There is an additional “outdoor bathroom built on the deck, it’s currently not operational.”

The Septic was last pumped in May 2024 by Royal Flush Sanitation.

- Water:** Private Drilled Well – well tag #14645 – State well report in the Supporting Documents & Maps file. There is also a seasonal spring located in the lower field with a hand pump that works.
- Yurt:** 32 ft diameter permanent Yurt, also referred to as a Round House by Oregon Yurtworks. Seller indicates it was built in 2004.
- Fuel:** Fred’s Energy — Two torpedo tanks on property, one servicing the Yurt and one servicing the barn. Propane on-demand water heater installed in 2022. Propane refrigerator w/ freezer installed in 2021. Propane range installed in 2018. Propane heater, original – 2004. The propane tanks are owned by Fred’s Energy.
- Barn:** Barn was formally used for goats and chickens – there are milking and parlor rooms. There is a large hay storage second level.
- Road:** Davidson Rd has a short section of Class 4 road, then the remainder and Sky Farm Rd become private roads. Seller indicates they add and grade gravel to maintain their driveway every 2-3 years.
- Services:** Starlink internet. The Starlink services are currently in “Pause” mode. Within 1 month of the property sale date, the sellers will transfer ownership of the system to the new owners if they are interested.
- AS IS:** The property is being sold As Is with most of the furniture, materials and junk that exists on the property. The following is a list of items that the seller plans to remove.
- John Deere x590 Tractor with mower deck and snow blower plus any accessories to the mower.
  - Weedwacker.
  - Chain saw and accessories.
  - Garden tools and assorted equipment (Pole saw, bench grinder, etc).
  - (3) ladders- step stool, gorilla ladder, tall metal ladder.
  - Extension duster.
  - Personal items in yurt bathroom areas (towels, etc).
  - (2) fold up beds in the yurt plus all bedding in the yurt.
  - Kitchen linens.
  - Sleeping bags, blue duffel bag and storage bag with bedding on the tall metal shelves in the yurt.
  - Pressure cooker with lid and any accessories in the yurt pantry.
  - Items in wood filing cabinets in the yurt.
  - Pantry items in yurt.

- Squeeze clamps in yurt.
- First aid kit in yurt.
- The large rectangular wood table in the cabin.

**Truck Removal:** There is Ford 150 on the side of the driveway. It has not been used for many years and was on the property when the sellers purchased it. We are attempting to get an Abandoned Vehicle Title for it so we can have a junk yard come and remove it, they will not do so without one.

***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.*