

Additional Property Information

1000 North St, Ira VT 05777

Utilities:

Power: Power is located on the adjoining property to the south in Middletown Spring. The seller owns both of these properties and has agreed to provide a power easement to this property in the event of a sale. The service provider is Green Mountain Power. Approximate distance is 3089 ft.

Phone/TV/

Internet: Service Provider: VTel. Service has not yet been brought to property and is roughly estimated to be 5,789 feet away. VTel provides phone, high speed internet, and cable TV.

Septic: No septic soil testing has been completed on property at this time.

Water: A drilled well would be typical for this area.

Taxes: Ira: \$8,566.76 (2014 Non-Homestead Rate) Property is not in Current Use to allow more freedom for the logging operation. Seller knows of no reason why they property could not be enrolled in the Current Use tax reduction program.

Address: The listing address is created for GPS purposes only. A 911 address will be provided by the town upon development. 1000 North St will provide access from the south in Middletown Springs, the properties southern most point is approximately 3,089 ft from the first directional sign on North St.

Zoning: There are no zoning regulations in Ira.

Features:

Road: North St accesses the property from the south through Middletown Springs. Middletown Hill Rd accesses the property from the northeast through the town of Ira. Both roads heading toward the property are year round and town maintained for full time residents. However, the portions nearing the property and bordering the property are consider Class 4 and are not maintained or plowed by the towns.

VAST/VASA: Both of Vermont's major recreation trail systems - snowmobile trail system (VAST) and ATV trail system (VASA) utilize the class 4 road and well as extensive trails throughout the interior of the property, per the owners permission and renegotiation on a yearly basis.

Land: A professional Maple Tap Count Report has been conducted on the property. However, this parcel is currently part of a larger parcel and represents only 491.4 acres of the 772.8 acres represented in the report. Therefore, it can be estimated that 15,000+ of the 31,000 estimated taps are on this property, again, a rough estimate.

It is also worth noting that there are discrepancies within the acreage readings between the town tax map, listers card and survey. Real estate agency has opted to use the acreage number provided by the survey by Larry A. Walter (LS #678) in 2003, with an acreage of 491.4.