Utility & Property Information

**Address:** 72 Hall Road, Ryegate, VT 05069. *For GPS purposes only. 911 address to be assigned.

From US-302 E in Ryegate, turn left onto Church Street. At intersection with Creamery Road, continue straight onto Hall Road. See real estate sign.

**Taxes:** Town of Ryegate — $390.23 (2019 Non-Residential Value).

**Zoning:** Commercial 1 District.
Access the Ryegate Zoning Regulations for further information. The Ryegate Zoning Administrator, William, may also be contacted at 802-584-3612 with any additional questions.

Minimal Dimensional Requirements (per district zoning):
- **Lot Area:** .45-1.38 Acres
- **Road Frontage:** 100’
- **Front Setback:** 25’-75’

**Power:** Green Mountain Power — power pole #3 located on Hall Road is the closest pole. Per GMP, no estimate can be given until power service application is made. For more information, contact Kevin or Amy with GMP at 802-748-1114.

**Right-of-Way:** A neighboring landowner uses a paved driveway on the property to access their land. The ROW will convey with the land. Per seller, no maintenance agreement exists.

**Septic/Water:** 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.

**Road:** Hall Road — Paved, town plowed and maintained road.

**Services:** Consolidated Communications offers DSL highspeed internet, Cable TV and phone at the property who has a ROW on the land.

**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. No responsibility will be assumed for decisions and offers made from this information.