Utility & Property Information

Address: 680 Lincoln Lane, Sandgate, VT 05250.

Taxes: Town of Sandgate—$15,316.92 (2019-20 Non-Homestead Value). Property is enrolled in Vermont’s tax reduction program (Use Value Appraisal) or 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.

Zoning: Parcel appears to have portions in both Forest 1 and Forest 2 zoning districts. Access the Sandgate Zoning Regulations for further information. The Sandgate Zoning Department may also be contacted at 802-375-9075 with any additional questions.

Power: Green Mountain Power.


Septic: Private wastewater septic system. 1000-gallon concrete tank. Per seller, last pumped in 2017 and pump was replaced. Single person living in home.

Fuel: Propane—Suburban
Oil—RK Miles, Co. Seller indicates a usage range between 700 to 1,400 gallons per year. Depends on use of existing wood boiler.

Heating: Baseboard hot water, oil furnace. The outside wood burning boiler is an optional heating unit. It is automatically integrated through thermostats and heat exchangers with the oil boiler. If not used, the oil boiler is fully capable of heating the home and this is the reason for the large fluctuation in oil usage. The owner is not currently using the wood boiler.

Personal Property: The furnishings, tractors and maintenance equipment will be available for sale outside of a Purchase and Sales Contract. Seller has made an inventory list with pricing that is available. Negotiations of personal property will be directly between the seller and buyer after all contract contingencies are met. No personal property is required to be purchased; it is only an option.

Road: Lincoln Lane—year-round, town maintained and plowed road.

Maintenance: The seller can provide names and contact information for all local caretaker staff for
lawns, driveway, cleaning and home maintenance. Although the landowner has done much of the work himself in the past, it would be easy to have a hands-off property using reliable local workers.

**Forestry Plan:** Please see the *Forestry Management Plan* for all details.

**Pond:** The pond was man-made from a natural depression. The banks provide a two staged natural overflow if needed. The pond is primarily fed from underground springs, this is unique in the fact that it causes very little sediment in the pond. When built, it was lined with clay and approximately 28 feet deep at the far end. There is a bottom drain that can be used to completely drain the pond for maintenance if ever needed. The pond has been stocked yearly with trout, but the owner has not been feeding them lately. There is a storage barn at the pond for canoes, floats, changing room, etc. The pond can be accessed by ATV path or driven to by standard vehicle.

**Generator:** The industrial grade propane generator is designed to handle all electrical needs of the house; it runs once per week automatically and has a dedicated 500-gallon propane tank that we are told will run it for six weeks.

**Underground Fuel Tank:** There is a 1,000-gallon underground fuel oil tank.

**Services:** Consolidated Communications offers high speed DSL internet, phone and satellite TV service through DirecTV, at the home.

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