

# Utility & Property Information

**Address:** 1063 King Road, Elmore, VT 05680. \*For GPS purposes only. 911 address to be assigned. Use Bings Maps.

From VT-12 in Elmore, turn onto Lacasse Road. Follow to intersection with Cross Road & Symonds Mill Road. Turn left onto Symonds Mill Road. Bear left at fork onto King Road. Follow top of King Road (Private driveway continues off top of King Road). Property is on the left side of the top of King Road, marked by a 'No ATV' sign.

**Taxes:** Town of Elmore — \$4,140.38 (2019 Non-Residential Value). Property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use but is likely eligible, offering greatly reduced taxes.

If the entire property is enrolled with no homestead, we estimate that the expected taxes would be as follows:

	<b>Acres</b>	<b>Per Acre</b>	<b>Total</b>	<b>Tax Rate</b>	<b>Annual Tax</b>
Agricultural Land Use (Open Idle)	20	\$326	\$6,520	2.09%	\$136.27
Forestland Use	110	\$135	\$14,850	2.09%	\$310.37
<b>Total</b>					<b>\$446.64</b>

**Zoning:** Rural-East District.  
Access the [Elmore Zoning Bylaws](#) for further information. The Elmore Zoning officer, Kristen, may also be contacted at [krose@elmorevt.org](mailto:krose@elmorevt.org) with any additional questions.

**Power:** Morrisville Water & Light — Utility pole#22 is the closest pole to the property. No estimate can be given until power service application is made. For more information contact Morrisville Water & Light at 802-888-3348.

**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.

**Crop History:** Per the seller, the open pastures were once used approximately 25 years ago to grow potatoes. To the seller's knowledge, there has not been any fertilizers used on the land since that time.

**Logging History:** Per the seller, the land was logged approximately 15+ years ago. There are some old logging trails found on the property.

**Haying of Fields:** The seller currently pays to have the fields hayed annually.

**Road:** King Road — Gravel, town plowed and maintained road.

**VAST Trail:** Per the seller, a former VAST trail that cuts across the property has been formally removed from the greater VAST trail system by the seller's request as of last year.

**Services:** Consolidated Communications offers high-speed internet, cable TV, and phone in the area.

**Area Features:** Lake Elmore — 4 miles — 8 minutes away

Elmore State Park — 4.2 miles — 8 minutes away

Elmore Mountain — 7.8 miles — 14 minutes away

Copley Golf Course — 8.7 miles — 16 minutes away

Rock Art Brewery — 9.1 miles — 18 minutes away

Cady's Falls — 10.2 miles — 21 minutes away

Stowe, VT — 17.3 miles — 31 minutes away

Northern Vermont University – Johnson — 17.2 miles — 32 minutes away

Montpelier, VT — 21.4 miles — 32 minutes away

Cabot, VT — 21.7 miles — 37 minutes away

CC Putnam State Forest — 20.9 miles — 41 minutes away

Stowe Mountain Resort — 24.8 miles — 45 minutes away

Barre, VT — 28.4 miles — 50 minutes away

Smugglers' Notch Resort — 30.2 miles — 50 minutes away

Mount Mansfield State Forest — 25.8 miles — 52 minutes away

St. Johnsbury, VT — 34.9 miles — 53 minutes away

Camels Hump State Park — 38.5 miles — 1 hour 4 minutes away

Lake Willoughby — 40.4 miles — 1 hour 4 minutes away

Burlington, VT — 56.4 miles — 1 hour 13 minutes away

Sugarbush — 45.4 miles — 1 hour 19 minutes away

White River Junction, VT — 75.4 miles — 1 hour 43 minutes away

***Disclaimer:***

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