

Land
4123735 Active

Pettis Rd & Burr Rds
West Haven, Vermont 05743



L \$80,000



Type:	Agriculture	Lot Acre:	26.91
Taxes:	\$ 934.17	Lot SqFt:	1,172,200
Taxes TBD:	No	Est Open Spc:	%
Tax Year:	2011	Price/Acre:	\$ 2,972.87
Zoning:	Agricultural	Permit Num:	
Flood Zone:	Unknown	Pole Num:	
Road Frontage:	Yes/ 1,168	Easements:	
Water Frontage:	2,840	Exposure:	East , North , South , West
Water Acc Type:		Surveyed:	Yes
Water Body Type:	Creek		
Water Body Name:	Coggman Creek		

Multiple Deeds:	No	Mo. Lease Amt:	\$	Association:	No	Monthly Assoc.\$:	\$
Water Body Restri.:		Current/Land Use:	No	Surveyed By:		Land Gains:	No
Total # Leases:		Total # Lots:	1				

Parcel Access ROW: No **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Here is a wonderful parcel of land that is semi open with overgrown brush, but beautiful views to the South and rolling vistas of mid to long range mtns. Pastoral & bucolic setting would make a great place for your Horses, or garden or other pets or livestock or your home in the country. No perc tests ever performed. The land is warranty deeded with no ROW's, covenants or restrictions and offers survey language, yet we have no survey map. Seems fairly straightforward with brook and creek as two of the borders and TH 5 & Th 9 as the others. All in all a great desirable parcel that has had many folks in the past making offers to the owner and only now is she ready to sell!

Directions:Rt 22a to main Rd West Haven to Right onto Burr Rd, at st large culvert, property begins to corner with Pettis& Burr Rds, to left on Pettis, to smaller brook culvert on left. Ppty is on the corner of Burr & Pattis Rds.

Amenities: **Location:** Rural
Topography: Country Setting , Horse Property , Mountain View , Open , Pasture/Field , Rolling , Rural Setting , Sloping , View
Current Use: None

Utilities:	Telephone-Available	Structure:	None
Electric:	At Street	Shore Rights:	Other
Gas:	None	Restrictions:	
Roads:	Public	Financing:	Cash Only
Water:	None	Sewer:	None
Permit Status:	None	Possession:	At Closing , Immediate , Negotiable , To Be Agreed
Docs Avail:	Deed , Tax Map		
Excl Sale:			

Tax Rate:		Assmt:		Assmt Yr:	
Tax Class:	Nonhomestead	Unadjusted Taxes:		Tax Reduct:	No
Veteran:	No	Other:	No		
Covenant:	No	Source SqFt:	Other	County:	Rutland
Recorded Deed:	Warranty	Book/Pg:	24/ 209	Plan/Survey:	
Map/Blck/Lot:	113/ / 0	Property ID:	113	SPAN # (VT):	723-230-10164
Devel/Subdiv:					
District:		High Sch:		Jr./Mid Sch:	
Elem Sch:		Cable:		Power Co:	
Fuel Co:		Phone Co:		Resort:	No

DOM:

PREPARED BY



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