

# ExploreMyLand Due Diligence Report - Trail Tier

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## PARCEL OVERVIEW

<b>Owner(s) Name</b>	<i>{Sample Sample}</i>
<b>APN</b>	<i>{Sample APN}</i>
<b>Address/County</b>	<i>{TBD Land Street Rd., County, State 01234}</i>
<b>Acreage</b>	<i>{Approx. Acreage}</i>
<b>Center Coordinates</b>	<i>{Coordinates Here}</i>
<b>Road Surface</b>	<i>[Public Gravel Road, County Maintained]</i>
<b>Taxes (Annual)</b>	<i>{\$00.00 - Per County Records}</i>
<b>Assessed Value</b>	<i>{Assessed Value}</i>

## ZONING SUMMARY

<b>Zoning District</b>	<i>[R-2 Residential]</i>
<b>Zoning Description</b>	<i>[Allows low-density residential and recreational uses with accessory structures]</i>
<b>Permitted Uses</b>	<i>[Single-family dwellings, seasonal cabins, accessory buildings and small-scale agriculture]</i>
<b>Minimum Lot Size</b>	<i>[1 Acre]</i>
<b>Setbacks/Restrictions</b>	<i>[Front 50 ft, Side 15 ft, Rear 25 ft, Max Height 35 ft]</i>

# UTILITIES

<b>Electric</b>	<i>[Power Lines along Land Street Rd.]</i>
<b>Water</b>	<i>[Private Well required (no municipal service)]</i>
<b>Sewer</b>	<i>[Private Septic Required]</i>
<b>Gas</b>	<i>[Propane Service Available locally]</i>

# TOPOGRAPHY AND ENVIRONMENT

<b>Elevation</b>	<i>[450 Feet]</i>
<b>Terrain</b>	<i>[Gently Rolling]</i>
<b>Flood Zone</b>	<i>[Not in FEMA flood hazard zone]</i>

*Map 1. Parcel Outline on Satellite Base Map*



**Disclaimer: All information in this report has been obtained from public sources and is believed to be accurate but is not guaranteed. Buyers are responsible for verifying all facts, regulations, and property conditions with the appropriate county and state offices before purchase.**