

217 Trapper Lane utility summary

Electrical

The property is served by two underground service entrances:

- The lower gravel parking area is served by a post with a 100 amp breaker box. This box provides 240V power to the well. It has two receptacles, one is a 30 amp, 120V plug suitable for powering a typical RV, and the other is a 15 amp regular 120V outlet. The underground power comes from a transformer box located between the well and the power post.
- The pole barn and shop are served by a 200 amp breaker box located inside the shop. This box services a number of regular 120V outlets both inside and outside the shop, including switched outlets for lights in the barn and shop. Also, a 240V outlet is located outside the shop to the left of the door. Next to it is a 50 amp NEMA 14-50, 240V outlet suitable for a typical welder (note that the outlet is rated for intermittent use, not for EV charging). A 30 amp RV power receptacle is mounted to the trusses above the trailer to supply power to it. This transformer for the barn is located on the power pole at the cul-de-sac.
- The pole barn and shop, and the shipping container, and the lower "backyard" barn all have plug-in overhead lights. The latter two must be powered by extension cords from the shop or lower power post.

Water

The site is served by a 280 foot well producing a tested 30 gallons per minute. The pressure tank is buried next to the well and was replaced in 2023, along with the freeze free spigot. The supply pipe was fitted with a "T" to facilitate running a water line to the pole barn at that time. A second freeze free spigot is near the lower gravel parking area. The well has never gone dry at least during the last 20 years.

Sewer

There is a septic tank and drain field installed in the lower meadow to the south of the gravel parking area. There is a toilet serviced by hose installed in an "outhouse" by the gravel parking area that flushes into the septic system. It was formerly an RV sewer hookup and can be reverted to that use if desired. There is a sink next to the outhouse that is serviced by hose and drains to the woods.

Internet

The pole barn and shop are served by high-speed fiber optic internet. The fiber optic cable is buried from the cul-de-sac to the shop.