

813 Robinson Clemmer Road

Utility Easements – Buyer Information

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Understanding Utility Easements

Large acreage properties commonly include utility easements. An easement is a legal right allowing a utility provider to inspect, maintain, repair, or replace existing infrastructure within a designated area. You continue to own the property and may enjoy it as normal. The primary limitation is that permanent structures are generally not permitted within the recorded easement area.

Duke Energy Easement

A designated corridor contains Duke Energy electrical transmission facilities. This area may continue to be used for pasture, agriculture, wildlife habitat, and other compatible open-space uses while remaining available for utility maintenance.

AT&T; Easement

An underground communications easement contains buried telephone and data infrastructure. These facilities remain below ground and are accessed only if maintenance, repairs, or future upgrades are required.

Two Rivers Utilities Easement

The property also contains two underground 30-inch regional public water transmission lines. These lines remain buried underground and are accessed only for inspection, maintenance, or emergency repairs.

How These Easements Affect Ownership

The easements do not transfer ownership of the land. They simply provide utility companies access to specific corridors when necessary. The main residence, guest cottage, equestrian barn, hay storage building, and primary homesite are located outside these utility corridors. The easement areas may generally continue to be used for pasture, horses, farming, recreation, landscaping, and other compatible open-space purposes.