

**204± ACRES IN IRASBURG
BARN, WELLS, POWER**



ONLINE AUCTION

CLOSES TUESDAY, MAY 11 @ 12PM

148 Young Rd. (N. Johnson Rd.), Irasburg, VT

Walk the Land Any Time



ONLINE BIDDING
POWERED BY

proxibid.

204± acres of land not farmed with horticultural substances in 15 years is ready for your organic certification. Barn on property with power and two water wells. Build your dream house, plan your 2021 growing season, or bring the animals to this beautiful property that has 55± acres open fields, 149± wooded acres. Property is in land use. 12± miles from I-91. Walk the land any time.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

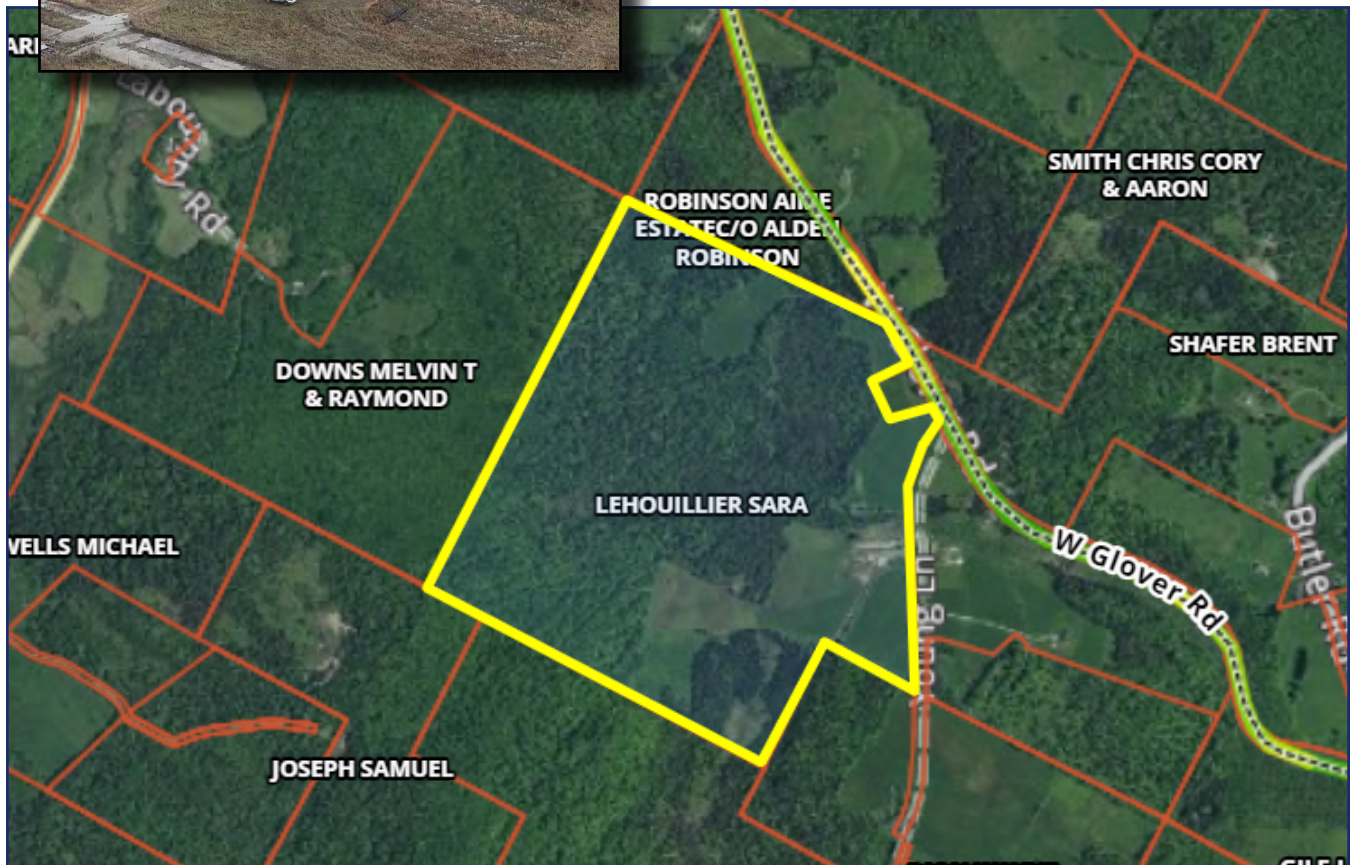
STATISTICS

Year Built (Barn) 2018
Siding Wood
Roof Metal
Basement None
Foundation Concrete
Water 2 Wells
Square Footage 2,760±
Acreage 204.80±
Assessment (Land Use \$76,200) \$188,000
Year Taxes \$2,372.84



AUCTION TERMS:

The closing date is extended to May 11, 2021 at 12PM EST. Prospective bidders must register to bid and include a valid credit card on file. A reserve has been set on the property. Proxibid will indicate when that reserve has been met. When the sale ends, the winning bidder's credit card will be charged \$5,000 which will represent a portion of their 10% deposit. The property is sold is subject to confirmation by the Seller and prorated taxes and utilities. The balance of the deposit, totaling 10% of the sale price, must be received by Thomas Hirschak Company by 5PM EST on Friday, May 14, 2021 via wire transfer or certified funds. The deposit from the high bidder is non-refundable. Sale is subject to a 10% Buyer's Premium Balance of sale price plus Buyer's Premium due at closing, on or within 30 days. An executed Purchase and Sale Agreement must be received by Thomas Hirschak Company by 5PM EST on Tuesday, May 11, 2021. It can be emailed to info@thcauction.com. Property conveyed by Quit Claim Deed.



Itemized Property Costs					
From Table: MAIN Section 1			Record # 379		
Property ID: 0TH46001		Span #: 312-099-10645		Last Inspected: 05/16/2018	
		Cost Update: / /			
Owner(s): LEHOULLIER, SARA		Sale Price: 0		Book: 73 Validity: No Data	
		Sale Date: 06/30/2014		Page: 105-106	
Address: 433 FERLAND PIT RD		Bldg Type: No Data		Quality: 0.00	
City/St/Zip: MORRISVILLE VT 05661		Style: No Data		Frame: No Data	
Location: 148 YOUNG RD		Area: 0		Yr Built: 0 Eff Age: 0	
Description: LAND AND HOUSE		# Rms: 0		# Bedrm: 0 # Ktchns: 0	
Tax Map #: 11-0460148		# 1/2 Bath: 0		# Baths: 0	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.25		25,000
AC Other	202.80	1.00	0.90		142,100
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Average		4,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Quantity	Rate.	Extras
Barn, GP	n / n	40	2760	5.96	16,400
Toolshed	n / n	60	96	4.78	500
TOTAL PROPERTY VALUE					188,000
NOTES					
<p>3-10-2008 Removed garage & barn which is on Locke's property. One farm bldg. remains on Lehoullier Farm. Will remeasure this spring. Spoke with owner today concerning site improvements. Septic is unknown, there is one drilled well on the property. RV</p> <p>2018 Added barn addition and tool shed</p>					

