

64± ACRES WITH ELMORE MOUNTAIN VIEWS



TUESDAY, FEBRUARY 16 @ 11AM

Registration & Inspection from 10:30

0 VT-12, Lake Elmore, VT

Walk the Land Any Time



Great opportunity to acquire 64± acres close to beautiful Lake Elmore. The mostly wooded parcel has a mix of hardwoods and softwoods. Boat launch is across street. ***Walk the land anytime but please park at boat launch. Please respect the privacy of the homeowners above by not going past the right of way signs or utilizing their driveway.***

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
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AUCTIONEER'S DISCLAIMER

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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.

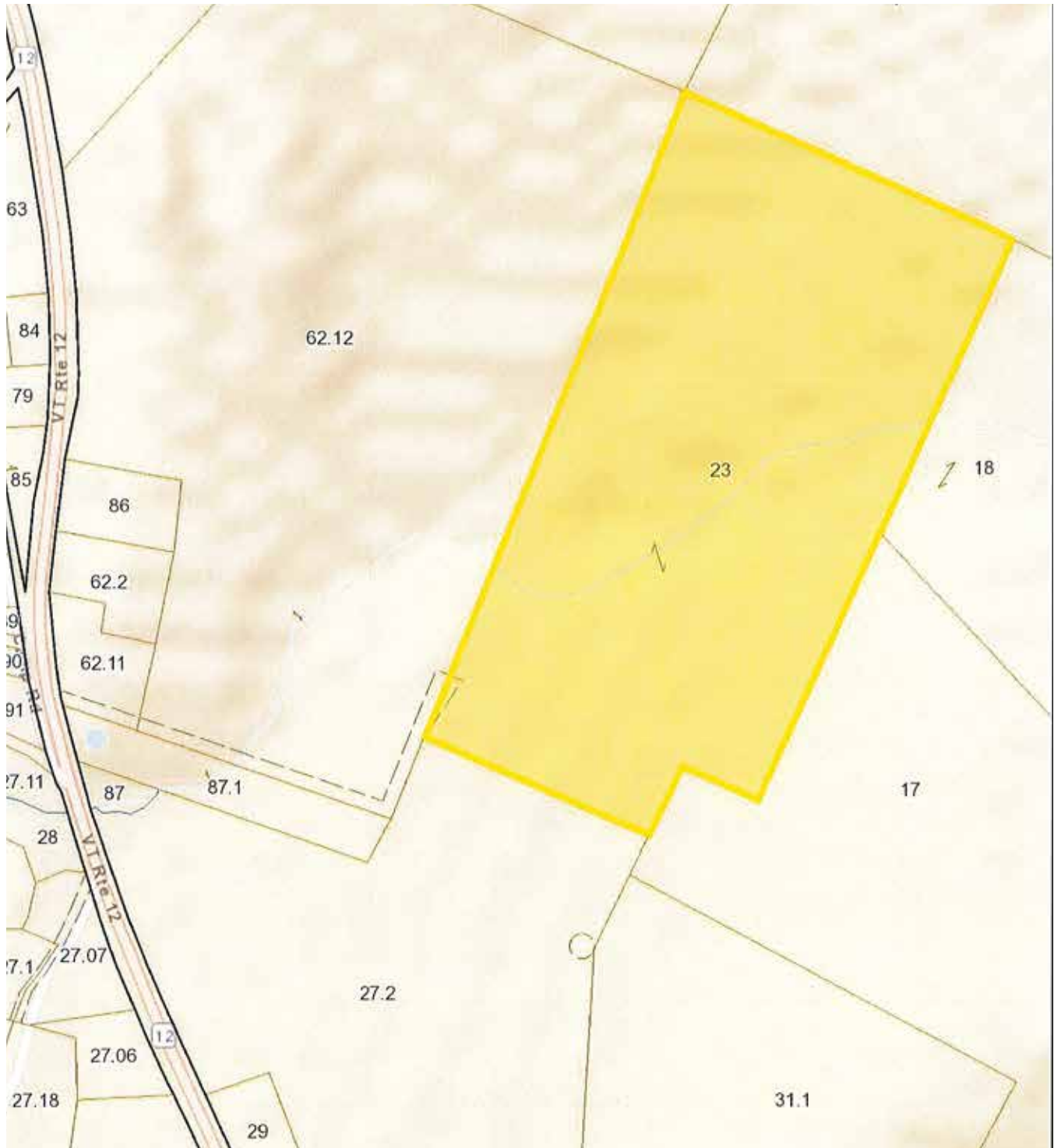
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

STATISTICS

Acreage64±
Assessment.....78,900
Year Taxes.....\$1,615.87

AUCTION TERMS: \$10,000 deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% buyer's premium and confirmation of seller. Taxes to be prorated at closing. Property conveyed by Warranty Deed.



Itemized Property Costs- Town of Elmore

From Table: MAIN Section 1

Record # 35

Property ID: 03/00/23000 **Location:** 0 VT ROUTE 12 **Tax Map #:**
Owner(s): PLANTE DANA & LISA
Description: LAND 64 ACRES **Last Inspected:** 08/24/2011
Sale Price: 53,000 **Sale Date:** 08/02/2006 **Book:** 61 **Page:** 190-1 **Validity:** No Data
Bldg Type: No Data **Quality:** 0.00 **Style:** No Data **Frame:** No Data
Yr Built: 0 **Eff Age:** 0 **Area:** 0 **# Rms:** 0 **Bedrms:** 0 **# Baths:** 0 **# 1/2 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
AC Total	64.00		1.00	0.60	78,900
TOTAL PROPERTY VALUE					78,900

NOTES

LAND ONLY 64A: WIFE TO HUSBAND, MAP CHNG 92, 50 TO 64A. ROW THROUGH PAUL CANO'S LAND.

SR
 SM
 7/30/14
 OK