

**USDA FORECLOSURE • 3 BEDROOM, 1 BATH HOME**  
**1± ACRE LOT • COUNTRY LOCATION**



# AUCTION

**WEDNESDAY, MARCH 21, 2012 @ 11AM**

**Registration & Inspection from 10AM**

**1543 VT Route 215, Cabot, VT**

**Open House Wednesday, February 29 • 1-3pm**

*Directions: US Route 2 to Marshfield village, take VT Route 215 north to Lower Cabot village. Property on left. From VT Rte. 15 take VT Rte 215 south through Cabot village and continue to Lower Cabot Village. Property on right. Watch for signs.*



Flat roof style home on a 1± acre lot in Lower Cabot village. 3 bedrooms and 1 bath. Property also includes two outbuildings. Near Marshfield village and commuting distance to Barre-Montpelier and St. Johnsbury. The home needs TLC but is ready for your ideas & renovations.

**Terms:** 10% Deposit day of Sale in Cash or Certified Funds. Balance due at closing, on or within 45 days of auction, or within 10 days of confirmation by the court, whichever is later. Bidders must display to the RHS or its representative proof that they are able to comply with this requirement. Current and past due real estate taxes and municipal assessments, if any, will be prorated as of the date of closing. See Judgment Order, Decree of Foreclosure and Order for Judicial Sale for full terms.

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.

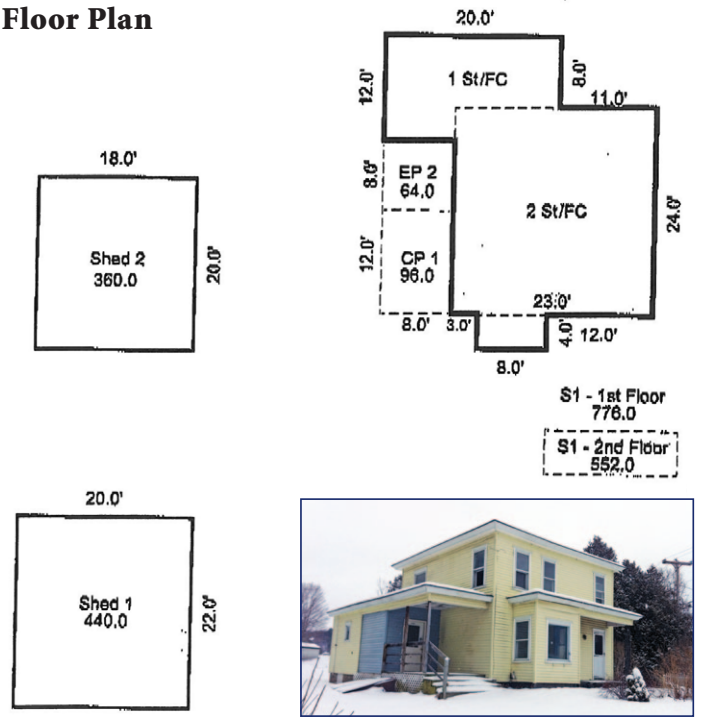
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

**800.634.7653**

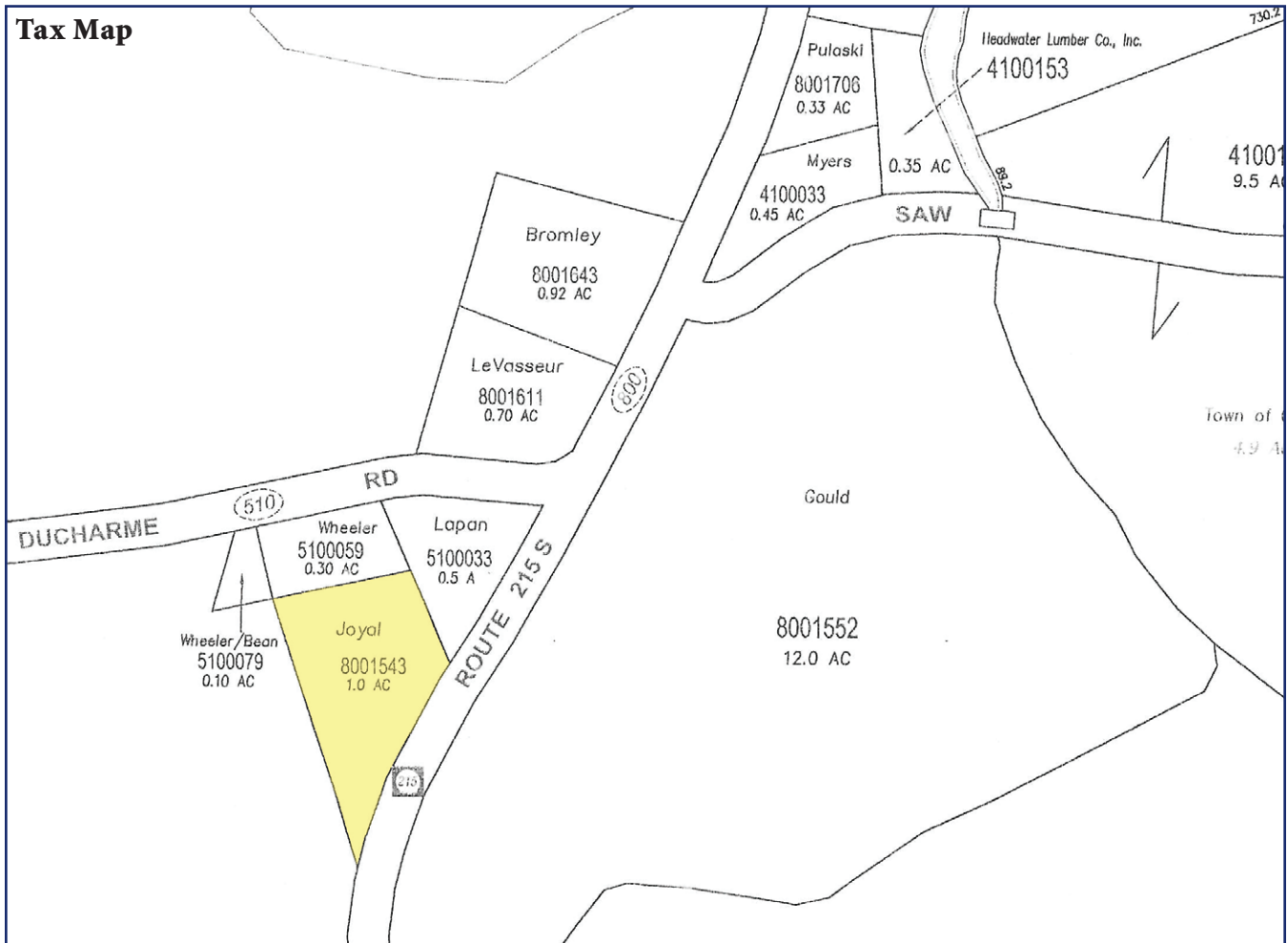
# STATISTICS

Year Built ..... 1900  
 Siding ..... Vinyl  
 Roof ..... Composition  
 Basement ..... Stone/Dirt Floor  
 Driveway ..... Gravel  
 Heat ..... Forced Hot Air  
 Water ..... Private  
 Sewer ..... Private  
 Rooms ..... 5  
 Bedrooms ..... 3  
 Bathrooms ..... 1  
 Finished Square Footage ..... 1,328±  
 Acreage ..... 1.0±  
 Assessment ..... \$107,500  
 Taxes (2011/2012) ..... \$2,160.22  
 Past Due Taxes ..... None

## Floor Plan



## Tax Map



## **Zoning: Medium Density Developed District**

### **Permitted Uses:**

- Forest Uses
- One family dwelling
- Two family dwelling
- Professional Residence-office
- Religious Institution
- School
- Public outdoor recreation
- Enclosed accessory building use
- Community center
- Private outdoor recreation
- Wildlife refuge
- Cemetery
- Bank, financial institution
- Office building
- Planned residential development

### **The following uses are permitted after issuance of a conditional use permit by the Board of Adjustment:**

- Agricultural Use
- Public utility substation
- Automotive service station and garage
- Drive-in stand
- Accessory use
- Tourist home, and/or boarding house, motel, hotel, lodge
- Dormitory use
- Private club
- Retail store
- Restaurant
- Any other commercial or industrial use not specifically excluded
- Temporary residence for the purpose of cutting or handling timber
- State licensed institution
- Elderly housing

Please check with the Town of Cabot for further information regarding area, yard, coverage, height & general regulations.