

TWO VERMONT PROPERTIES IN VERNON, VT
176.53 ACRES OF LAND AND 36.15 ACRE FORMER GRAVEL PIT



THURSDAY, SEPT. 17 @ 11AM

Registration & Inspection from 10AM

365 Tyler Hill Road (Approx.)
125 Tyler Hill Road, Vernon, VT

***No Open House: Feel Free to walk the properties
at your convenience***



This 176.53± acre property at approximately 365± Tyler Hill Road in Vernon, VT offers a substantial amount of vacant land in a private rural setting. The acreage provides opportunities for residential, recreational, agricultural, forestry, or conservation use, subject to local regulations.



This 36.15± acre property at 125 Tyler Hill Road in Vernon, VT is a former gravel pit with access from Tyler Hill Road. See Act 250 Land Use Permit and Findings document on our website at THCAuction.com.

***NOTE: Both live auctions will held at this
address on auction day.***

Both properties are located close to I-91, Brattleboro, Massachusetts, and New Hampshire, providing access to nearby communities and major travel routes.

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.

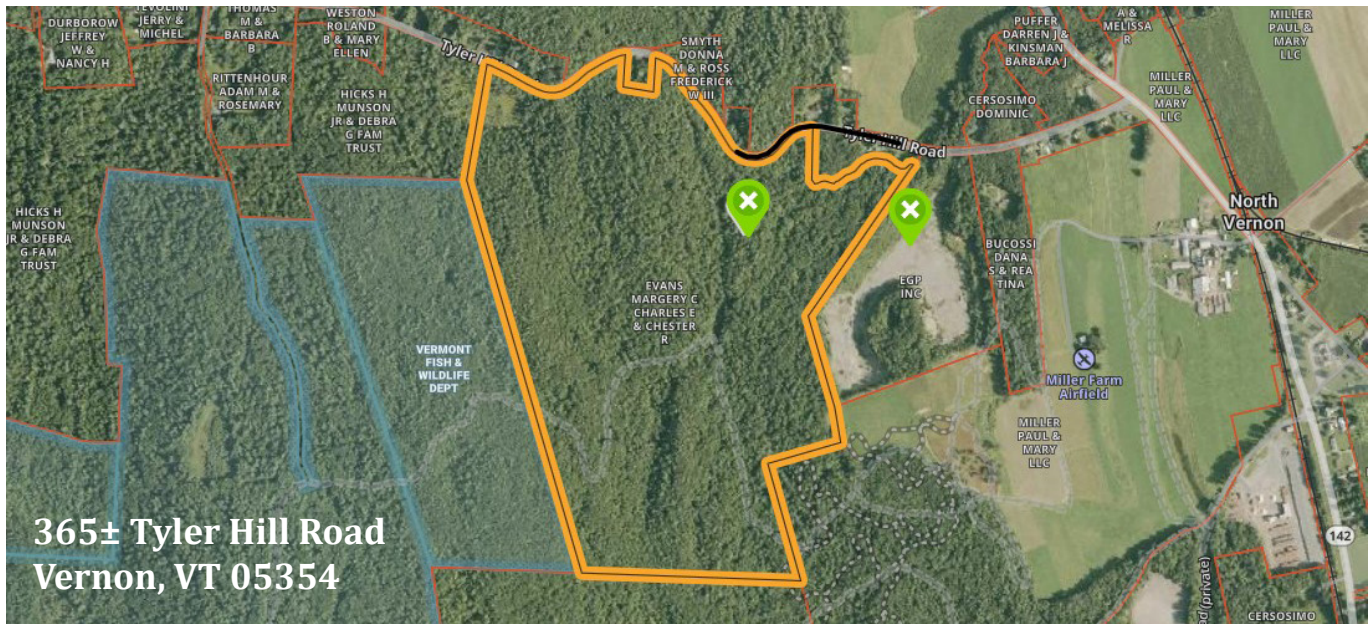
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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.

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 31 days. Sale subject to confirmation of seller and 10% Buyer's Premium.

Past-due property taxes will be paid from the proceeds of the sale.



**365± Tyler Hill Road
Vernon, VT 05354**

Land Assessment: \$408,200

Town of Vernon Taxes: \$9,106.92



**125 Tyler Hill Road
Vernon, VT 05354
Former Gravel Pit**

Land Assessment: \$132,700

Town of Vernon Taxes: \$2,960.52

See THCAuction.com for additional documents and photos.

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365± Tyler Hill Road, Vernon, VT 05354



125 Tyler Hill Road, Vernon, VT 05354 (Former Gravel Pit)



LISTER'S CARD
365± Tyler Hill Road, Vernon, VT 05354

RESIDENTIAL PROPERTY RECORD CARD										Date Printed 08/06/26							
Owner Information Parcel 340100 Owner EVANS MARGERY C, CHARLES E & % CHESTER R EVANS 1430 GUILFORD CENTER RD GUILFORD, VT 05301-8448 Location 0 TYLER HILL RD Descr: LAND			Parcel Value Information Land Value 408,200 Homestead 0 Dwelling Value 0 Housesite 0 Site Imprvmt 0 Outbuildings 0 Misc. Adj. 0 Total 408,200			Sketch Updated: / /											
Parcel Information Tax Map # 34-1 NBHD 1 Span 666-211-10272 Acres 176.53 Status A - Active Last Update 05/04/20			Sales Information Book / / Page 0														
BUILDING																	
Total Rooms		0	Year Built		0	Building SF		0	Energy Adj		0	No Data		Roughins		0	
Bedrooms		0	Effect Age		0	Quality		0.00	Bsmt Wall		NoData	Plumb Fixt		0		0	
Full Baths		0	Condition		No Data	Style		No Data	Bsmt SF		0.00	Fireplaces		0		0	
Half Baths		0	Phys Depr		0	Design		No Data	Bsmt Fin		No Data	Porch		0		0	
Kitchens		0	Funct Depr		0	Bldg Type		No Data	Bsmt Fin SF		0	Gar/Shed		0		0	
			Econ Depr		0											% Complete:	0
INSPECT		INSP.		Complete		INSP.		Other		INSP.		Reapprais		APPT		APPTSCHD	
NOTES		MAP 34 - 1 :LAND: EXTENSIVE FRONTAGE BUT MUST ACCESS OVER STREAM, WOODED; PHY/6 TRANSFER TO MARGERY C EVANS, WIFE, CHARLES E & CHESTER R EVANS, SONS 2019-Property appears to abutt gravel pit.															

LISTER'S CARD

125 Tyler Hill Road, Vernon, VT 05354 (Gravel Pit)

Owner Information

Parcel 340102
Owner EGP, INC
% EMERY EVANS ESTATE
1430 GUILFORD CTR RD
GUILFORD, VT 05301
Location 0 TYLER HILL RD
Descr: GRAVEL PIT

Parcel Information

Tax Map # 34-1-2 NBHD 1
Span 666-211-10258 Acres 36.15
Status A - Active Last Update 09/01/21

Sales Information

Book
Page

RESIDENTIAL PROPERTY RECORD CARD

Parcel Value Information

Land Value 132,700 Homestead 0
Dwelling Value 0 Housesite 0
Site Imprvmt 0
Outbuildings 0
Misc. Adj. 0
Total 132,700

Sketch Updated: / /

BUILDING

Total Rooms 0 Year Built 0 Energy Adj 0 No Data Roughins 0

Bedrooms 0 Effect Age 0 Quality 0.00 Bsmt Wall NoData Plumb Fixt 0

Full Baths 0 Condition NoData NoData Bsmt SF 0.00 Fireplaces 0

Half Baths 0 Phys Depr 0 Design NoData NoData Porch 0

Kitchens 0 Funct Depr 0 Bldg Type NoData NoData Gar/Shed 0

Econ Depr 0 % Complete: 0

INSPECT

INSP. Complete INSP. NoData Reapprais APPT APPTSCHD

NOTES

MAP 34 - 1-2: LAND: ROLLING
2018:.....REPORTED DECOMMISSIONED GRAVEL PIT.

TOWN OF VERNON TAX BILL
365± Tyler Hill Road, Vernon, VT 05354

PAYABLE TO:
MAIL TO:

Town of Vernon
567 Governor Hunt Road
Vernon, Vt. 05354

TAX BILL

(802) 257-3077

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
340100.	08/05/2026	2026-2027

Taxes unpaid after the due date are delinquent. 1% interest as allowable by law will be charged in addition to collectors fee of 8%.

Description: LAND

Location: TYLER HILL RD

OWNER EVANS MARGERY C, CHARLES E & CHESTER R
 % CHESTER R EVANS
 1430 GUILFORD CENTER RD
 GUILFORD VT 05301-8448

SPAN # 666-211-10272 SCL CODE: 211
TOTAL PARCEL ACRES 176.53

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	408,200		408,200
TOTAL TAXABLE VALUE		408,200	408,200
GRAND LIST VALUES		4,082.00	4,082.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN GENERAL	0.8034	x4,082.00=	3,279.45	NON HOMESTEAD EDUCATION 1.4257 x4,082.00= 5,819.71 1.6430 (state rate) / 115.24% (CLA + SA) = 1.4257			
LOCAL AGREEMENT	0.0019	x4,082.00=	7.76				
				Payments		TOTAL EDUCATION TAX	5,819.71
			1	09/09/2026	EDUCATION STATE PAYMENT		0.00
				3,035.64	EDUCATION NET TAX DUE		5,819.71
			2	01/06/2027	TAX SUMMARY Municipal + Education		
				3,035.64			
			3	05/05/2027	TOTAL TAX 9,106.92		
				3,035.64	TOTAL STATE PAYMENT 0.00		
TOTAL MUNICIPAL TAX			3,287.21				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			3,287.21	TOTAL NET TAX DUE 9,106.92			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Vernon	
TAX YEAR 2026-2027	
1ST PAYMENT DUE	
09/09/2026	
OWNER NAME	
EVANS MARGERY C, CHARLES E	
PARCEL ID	
340100.	
AMOUNT DUE	3,035.64
AMOUNT PAID	0.00
BALANCE DUE	3,035.64

Town of Vernon	
TAX YEAR 2026-2027	
2ND PAYMENT DUE	
01/06/2027	
OWNER NAME	
EVANS MARGERY C, CHARLES	
PARCEL ID	
340100.	
AMOUNT DUE	3,035.64
AMOUNT PAID	0.00
BALANCE DUE	3,035.64

Town of Vernon	
TAX YEAR 2026-2027	
3RD PAYMENT DUE	
05/05/2027	
OWNER NAME	
EVANS MARGERY C, CHARLES E	
PARCEL ID	
340100.	
AMOUNT DUE	3,035.64
AMOUNT PAID	0.00
BALANCE DUE	3,035.64

There will be no penalty (8%) assessed until after the 3rd payment; however, interest of 1% will be charged on ALL late payments after 09/09/2026, 01/06/2027 and

TOWN OF VERNON TAX BILL
125 Tyler Hill Road, Vernon, VT 05354 (Gravel Pit)

PAYABLE TO:

MAIL TO:

Town of Vernon
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Vernon, Vt. 05354

(802) 257-3077

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
340102.	08/05/2026	2026-2027

Taxes unpaid after the due date are delinquent. 1% interest as allowable by law will be charged in addition to collectors fee of 8%.

Description: GRAVEL PIT
Location: TYLER HILL RD

OWNER EGP, INC
 % EMERY EVANS ESTATE
 1430 GUILFORD CTR RD
 GUILFORD VT 05301

SPAN # 666-211-10258 SCL CODE: 211
TOTAL PARCEL ACRES 36.15

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	132,700	132,700
TOTAL TAXABLE VALUE	132,700	132,700
GRAND LIST VALUES	1,327.00	1,327.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN GENERAL	0.8034	x1,327.00=	1,066.10				
LOCAL AGREEMENT	0.0019	x1,327.00=	2.52				
				NON HOMESTEAD EDUCATION	1.4257	x1,327.00=	1,891.90
				1.6430 (state rate) / 115.24% (CLA + SA) = 1.4257			
				Payments	TOTAL EDUCATION TAX		1,891.90
				1 09/09/2026	EDUCATION STATE PAYMENT		0.00
				986.84	EDUCATION NET TAX DUE		1,891.90
				2 01/06/2027			
				986.84			
				3 05/05/2027			
				986.84			
TOTAL MUNICIPAL TAX			1,068.62	TAX SUMMARY			
MUNICIPAL STATE PAYMENT			0.00	Municipal + Education			
MUNICIPAL NET TAX DUE			1,068.62	TOTAL TAX		2,960.52	
				TOTAL STATE PAYMENT		0.00	
				TOTAL NET TAX DUE		2,960.52	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Vernon
TAX YEAR 2026-2027

1ST PAYMENT DUE	
09/09/2026	
OWNER NAME	
EGP, INC	
PARCEL ID	
340102.	
AMOUNT DUE	986.84
AMOUNT PAID	0.00
BALANCE DUE	986.84

Town of Vernon
TAX YEAR 2026-2027

2ND PAYMENT DUE	
01/06/2027	
OWNER NAME	
EGP, INC	
PARCEL ID	
340102.	
AMOUNT DUE	986.84
AMOUNT PAID	0.00
BALANCE DUE	986.84

Town of Vernon
TAX YEAR 2026-2027

3RD PAYMENT DUE	
05/05/2027	
OWNER NAME	
EGP, INC	
PARCEL ID	
340102.	
AMOUNT DUE	986.84
AMOUNT PAID	0.00
BALANCE DUE	986.84

There will be no penalty (8%) assessed until after the 3rd payment; however, interest of 1% will be charged on ALL late payments after 09/09/2026, 01/06/2027 and