ESTATE AUCTION: 3-BEDROOM, 2.5-BATH DOUBLE-WIDE MOBILE HOME ON 0.66± ACRES IN BARNET, VT

AUCTION

THURSDAY, DECEMBER 17 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 45 Aiken Farm Road, Barnet, VT 05821

Open House: Thursday, December 3 from 11AM - 1PM



This Real Estate Auction features a 3-bedroom, 2.5-bath double-wide manufactured home on approximately 0.66 acres in Barnet, Vermont. Built in 1997, the 1,848± sq. ft. residence includes a porch, fireplace, detached garage with additional parking, and a small barn/shed for storage or utility use. Situated in a rural setting in Vermont's Northeast Kingdom, the property is approximately 5 miles from I-91 and 51 miles from Dartmouth Collage in New Hampshire, with access to local amenities and outdoor recreation.

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 warranties, expressed or implied, are 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	1997
Siding	Vinyl
Roof	Standing Seam/Metal
Basement	Slab
Foundation	Concrete
Heat	Gas
Water	Drilled Well
Sewer	On Site
Square Footage	1,848±
Rooms	7
Bedrooms	3
Baths	2.5
Garage	2-Car Detached
Shed/Barn	Detached
Acreage	0.66±
Assessment	$123,800
Town of Peacham Taxes	$3,951.82

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.







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Residential Property Record Card

Date Printed 06/20/19

Owner Information

Parcel 00177000
Owner DALY, MARY F.

45 AIKEN FARM ROAD
BARNET, VT 05821

Location 45 AIKEN FARM RD
Descr: MOBILE HOME AND LOT

Parcel Information

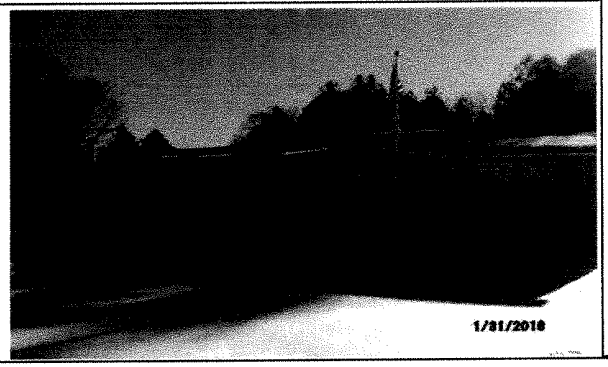
Tax Map #		NBHD	10
Span	468-148-10016	Acres	0.66
Status	A - Active	Last Update	06/12/19

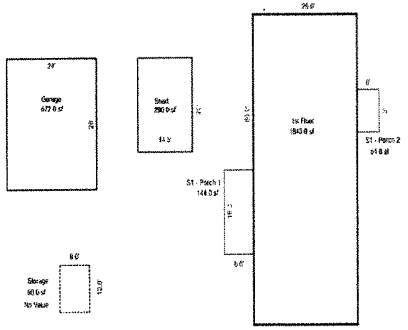
Sales Information

Book	68	Sale Date	02/24/17
Page	696	Sale Price	120,000

Parcel Value Information

Land Value	24,300	Homestead	125,600
Dwelling Value	71,100	Housesite	125,600
Site Imprvmnt	12,500		
Outbuildings	17,700		
Misc. Adj.	0		
Total	125,600		





Sketch Updated: 01/31/19

BUILDING

Total Rooms	7	Year Built	1997	Building SF	1848	Energy Adj	Average	Roughins	2
Bedrooms	3	Effect Age	1	Quality	3.30	Bsmt Wall	NoData	Plumb Fixt	11
Full Baths	2	Condition	Good	Style	1 Story	Bsmt SF	0.00	Fireplaces	1
Half Baths	1	Phys Depr	18	Design	DblWide	Bsmt Fin	No Data	Porch	198
Kitchens	1	Funct Depr	0	Bldg Type	Mobile	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0					% Complete:	0

INSPECT

INSP.	NoData	INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD	

NOTES

Oxford Modular Home. Piers above slab foundation
GL09 - on 2 roads

NOTES PRIOR TO GL19 REAPPRAISAL APPLY ONLY TO THOSE EARLIER YEARS

GL19 - Reappraisal. Acreage agrees with 2019 Parel Map revision. 8'x10' shed no value. Interior very well maintained. Property flooded in the past. Box culvert was installed in Aiken Farm Rd. to prevent this

PAYABLE TO:
MAIL TO:

TOWN OF PEACHAM
PO BOX 244
PEACHAM VT 05862
(802)-592-3218

TAX BILL

DUE November 2, 2026

PARCEL ID	BILL DATE	TAX YEAR
00177.000	08/11/2026	2026

Taxes unpaid after 11/2/2026 are delinquent. Monthly interest of 1% per month will be charged in addition to a collector's fee of 8%. KEEP TOP PORTION FOR YOUR RECORDS.

Description: MOBILE HOME AND LOT
Location: 45 AIKEN FARM RD

OWNER **DALY, MARY F.**
45 AIKEN FARM ROAD
BARNET VT 05821

SPAN # 468-148-10016 **SCL CODE: 148**
TOTAL PARCEL ACRES **0.66**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	123,800		123,800
TOTAL TAXABLE VALUE	**123,800**		123,800
GRAND LIST VALUES	**1,238.00**		1,238.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	1.0791	x1,238.00=	1,335.92
LOCAL AGREEMENT	0.0028	x1,238.00=	3.47
TOTAL MUNICIPAL TAX			1,339.39
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			1,339.39

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1102	x1,238.00=	2,612.43

1.6430 (state rate) / 77.86% (CLA ÷ SA) = 2.1102

Payments	
1	11/02/2026
	3,951.82

TOTAL EDUCATION TAX	2,612.43
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	2,612.43

TAX SUMMARY
Municipal + Education

TOTAL TAX	**3,951.82**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**3,951.82**

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF PEACHAM

PAYMENT DUE	TAX YEAR
11/02/2026	2026

OWNER NAME	
DALY, MARY F.	
PARCEL ID	
00177-000	
AMOUNT DUE	3,951.82
AMOUNT PAID	0.00
BALANCE DUE	3,951.82

For a receipt, include a SASE. Please send any address changes. Must be postmarked by NOV 2, 2026. Postage meter marks are NOT accepted as proof of date mailed.