

**PER ORDER OF THE BANKRUPTCY COURT:
FARMHOUSE RESTAURANT ON 4 ACRES
IN WATERBURY, VT**



THURSDAY, AUGUST 20, 2026 @ 11AM

Registration & Inspection from 10:00AM

4182 Waterbury-Stowe Rd., Waterbury Center, VT 05495

OPEN HOUSE: Thursday, August 6 from 11AM-1PM



This distinctive 1900 farmhouse was transformed into an elegant restaurant and became a recognized dining destination along Vermont's scenic Route 100, just minutes from Stowe and Waterbury. Situated on 4.0± acres, the property offers approximately 4,877± square feet with three bathrooms, generous parking, and the charm of a classic Vermont country estate. Its prime location in one of New England's busiest tourism corridors presents an exciting opportunity for entrepreneurs, investors, or hospitality operators seeking a property with character, visibility, and future potential.

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.

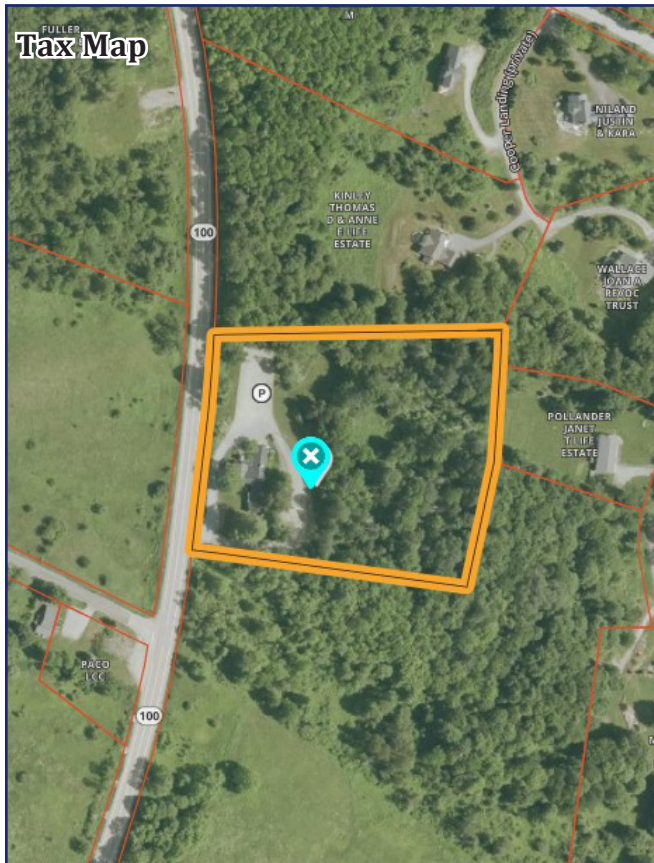
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

Sale Per Order of the Bankruptcy Court

Bankruptcy Estate of BYBERRY, LLC, Case No. 26-10109 - District of Vermont

STATISTICS

Year Built 1900
 Siding Vinyl
 Roof Comp. Shingles/Metal
 Basement Full, Partial Dirt Floor
 Foundation Concrete
 Heat Forced Air/Electric Baseboard
 Cooling A/C in Dining Areas
 Water On Site
 Sewer On Site
 Square Footage 4,377± SF
 Rooms 8
 Bedrooms 0
 Baths (three half baths, one 1 ¾ bath) 4
 Acreage 4 Acres
 Assessment \$422,000
 Town of Waterbury Taxes \$11,545.92



AUCTION TERMS: To bid, a deposit of Ten Thousand Dollars (\$10,000) cash, certified check, or bank check must be made at the time of auction. The successful bidder will be required to execute a Purchase & Sale Agreement and to increase the deposit amount to 10% of the successful bid within five (5) days of the auction. The balance of the purchase price must be paid in acceptable funds within 45 days after the auction, time being of the essence. The closing shall be conducted within 15 days after approval by the Bankruptcy Court or forty-five days (45) days from date of auction (the "Closing Date"), whichever is longer. Transfer of title to the Property shall be by a Trustee's Deed by quit claim only, in accordance with the procedure set forth in the Bankruptcy Code, the Rules of Bankruptcy Procedure, the Order approving the sale of the Property, as issued by the US Bankruptcy Court, for the District of Vermont.



Itemized Property Costs					
From Table: MAIN Section 1			Record # 1908		
Property ID: 100-4182		Span #: 696-221-11924		Last Inspected: 01/24/2008	
				Cost Update: 04/11/2014	
Owner(s): BYBERRY LLC		Sale Price: 955,000		Book: 522	Validity: Yes
		Sale Date: 09/19/2023		Page: 187-188	
Address: 717 MAPLE ST		Bldg Type: Single		Quality: 4.00	GOOD
City/St/Zip: STOWE VT 05672		Style: 1.5 Fin		Frame: Studded	
Location: 4182 WATERBURY-STOWE RD		Area: 4377		Yr Built: 1900	Eff Age: 123
Description: 4 AC & RESTAURANT		# Rms: 8		# Bedrm: 0	# Ktchns: 1
Tax Map #: 09-031.000		# 1/2 Bath: 0		# Baths: 3	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		73.39	
ADJUSTMENTS					
Roof #1:	CompShg	65.00		-0.74	
Roof #2:	Metal-Chn	35.00		-0.58	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		6.51	
Heat/cooling #1:	ForcAir	90.00			
Heat/cooling #2:	Elec BB	10.00		-0.05	
Energy Adjustment	Average				
ADJUSTED BASE COST			4,377.00	78.53	343,745
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			1.00	1,925.00	1,925
Roughins (beyond allowance of 1)			1.00	620.00	620
Dormers	Shed roof		24.00	197.50	4,740
Fireplaces	1.5 Fin / Single		1.00	5,356.50	5,357
Features #1:	Air Conditioned		2,708.00	1.95	5,281
Porch #1:	WoodDck/NoWall/NoRoo		239.00	16.72	3,996
Porch #2:	WoodDck/Solid/Roof/Ceil		60.00	82.97	4,978
Basement	Conc 8"		1,567.50	20.22	31,695
Finished Basement	Dirt Floor		500.00	-2.29	-1,145
Subtotal					401,191
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					401,191
Condition		Avg/Good	Percent		
Physical depreciation			25.00		-100,298
Functional depreciation			15.00		-60,179
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					240,700
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate
SI Bldg Lot		2.00	1.50	1.10	140,300
AC Other		2.00	1.50	0.80	12,000
Total		4.00			152,300
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical		Average	7,000
Sewer	y / y	Typical		Average	10,000
Landscape	y / y	Extensive		Good	12,000
Total					29,000
TOTAL PROPERTY VALUE					422,000
NOTES					

Itemized Property Costs

From Table: MAIN Section 1

Record # 1908

Property ID: 100-4182

Span #: 696-221-11924

Last Inspected: 01/24/2008

Cost Update: 04/11/2014

Owner(s): BYBERRY LLC

Sale Price: 955,000

Book: 522

Validity: Yes

Address: 717 MAPLE ST

Sale Date: 09/19/2023

Page: 187-188

City/St/Zip: STOWE VT 05672

Bldg Type: Single

Quality: 4.00 GOOD

Location: 4182 WATERBURY-STOWE RD

Style: 1.5 Fin

Frame: Studded

Description: 4 AC & RESTAURANT

Area: 4377

Yr Built: 1900 Eff Age: 123

Tax Map #: 09-031.000

Rms: 8

Bedrm: 0

Ktchns: 1

1/2 Bath: 0

Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
FORMER DWL CONVERTED INTO RESTAURANT IN LATE 1970'S, PRIMARILY VINYL SIDING WITH MIXTURE OF ASPHALT & METAL ROOF COVER, OVERALL IN GOOD CONDITION FOR AGE & HAS BEEN MAINTAINED, SEATING FOR 88 PATRONS, AIR CONDITIONED IN EATING AREAS, OFFICE ON 2ND FLOOR, BSMT AREAS (APPROX 1568sf) PRIMARILY USED FOR STORAGE (SOME DIRT FLOOR). 15% FUNC FOR SETUP.					

SKETCH/AREA TABLE ADDENDUM

Parcel No 100-4182

Property Address 4182 Waterbury-Stowe Rd

City Waterbury County Washington State VT Zip 05677

Owner

Client Waterbury Board of Listers Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal Inspection Date Not to be used for other purposes

IMPROVEMENTS SKETCH

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	3825	376	3825
1FL2	Second Floor	1.00	552	94	552
1BS	FC	1.00	1016	144	1568
P/P11	Deck	1.00	239	61	239
P/P12	EP	1.00	60	32	60
Net BUILDING Area (Rounded w/ Factors)					4377

AREA CALCULATIONS

PAYABLE TO:
MAIL TO:

TOWN OF WATERBURY
28 North Main Street, Suite
Waterbury, VT 05676

TAX BILL

802-244-5858

PARCEL ID	BILL DATE	TAX YEAR
100-4182.	07/11/2025	2025

Description: 4 AC & RESTAURANT
Location: 4182 WATERBURY-STOWE RD

OWNER **BYBERRY LLC**
717 MAPLE ST
STOWE VT 05672

SPAN # 696-221-11924 SCL CODE: 221

TOTAL PARCEL ACRES 4.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	422,000		422,000
TOTAL TAXABLE VALUE			422,000
GRAND LIST VALUES			4,220.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5550	x4,220.00=	2,342.10	NON HOMESTEAD EDUCATION 2.1764 x4,220.00= 9,184.41 1.7030 (state rate) / 78.25% (CLA ÷ SA) = 2.1764			
Loc Ag Vet	0.0025	x4,220.00=	10.55				
HMCC	0.0021	x4,220.00=	8.86				
				Payments		TOTAL EDUCATION TAX 9,184.41	
				1	08/15/2025	EDUCATION STATE PAYMENT	
				2	11/07/2025	EDUCATION NET TAX DUE	
						TAX SUMMARY	
						Municipal + Education	
TOTAL MUNICIPAL TAX			2,361.51			TOTAL TAX 11,545.92	
MUNICIPAL STATE PAYMENT						TOTAL STATE PAYMENT	
MUNICIPAL NET TAX DUE						TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WATERBURY
TAX YEAR 2025

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
BYBERRY LLC	
PARCEL ID	
100-4182.	
AMOUNT DUE	
AMOUNT PAID	

TOWN OF WATERBURY
TAX YEAR 2025

2ND PAYMENT DUE	
11/07/2025	
OWNER NAME	
BYBERRY LLC	
PARCEL ID	
100-4182.	
AMOUNT DUE	
AMOUNT PAID	