

FORECLOSURE LAND AUCTION: 213± ACRES IN SHEFFIELD, VT



THURSDAY, JAN. 29 @ 11AM

Registration & Inspection from 10:00AM

1636 Blake Pond Road, Sheffield, VT 05866

OPEN HOUSE: Tues., January 13 from 11AM-1PM



Offered at foreclosure auction is a rare opportunity to acquire 213± acres of Vermont countryside located at 1636 Blake Pond Road, Sheffield, VT. This expansive property includes a barn pump house previously used for a maple sap gathering operation, making it well-suited for agricultural, forestry, or recreational use.

The land features frontage on scenic Blake Pond, VASA trail access for snowmobiling and outdoor recreation, camp, septic system, and dug well—ideal as a seasonal retreat or basecamp. With abundant acreage, water frontage, and existing infrastructure, this property offers exceptional potential for investors, outdoor enthusiasts, or those seeking a large private holding in Vermont's Northeast Kingdom.

*****Please be advised that this is a Class 4 road. In the event the road becomes impassable, the auction will be conducted at the intersection of Drake Place Road and Blake Pond Road. We plan to plow the road for both the Open House and the LIVE Real Estate Auction, but access will be limited to one lane. For your safety and convenience, 4-wheel drive vehicles are strongly recommended.***

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.

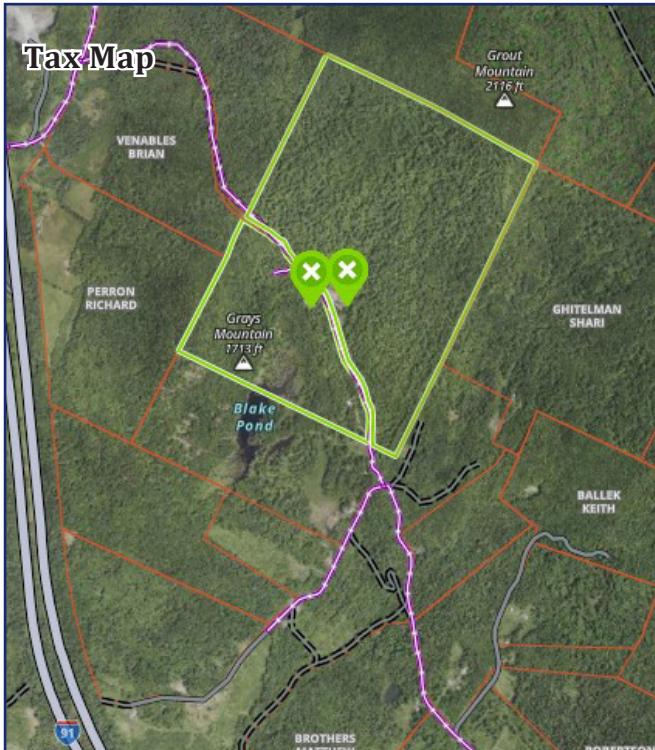
STATISTICS

Water	Dug Well
Sewer	On Site
Sugar House:	
.....	Added 2014
Camp: (Newer Construction)	
Square Feet.....	832±
Acreage	213±
Assessment.....	\$272,200
Town of Sheffield Taxes	\$6,153.90

**Delinquent Tax Amount: \$6,769.29
(good through Dec. 31, 2025)**

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds, increased to 10% of the successful bid within 5 business days. Balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Hirchak Brothers". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers.



Itemized Property Costs

From Table: MAIN Section 1

Record # 236

Property ID: 025-066-01	Span #: 579-182-10275	Last Inspected: 05/16/2019	Cost Update: 06/26/2014
Owner(s): CAYIA, COREY T LECLAIR, MARCEL	Sale Price: 495,000	Book: 65	Validity: Yes
Address: PO BOX 345	Sale Date: 06/28/2022	Page: 188-190	
City/St/Zip: COLCHESTER VT 05446	Bldg Type: Camp	Quality: 1.75	LOW/FAIR
Location: 1636 BLAKE POND RD	Style: 1.5 Fin	Frame: Studded	
Description: SUGAR HOUSE & CAMP ON 213 ACRES	Area: 832	Yr Built: 0	Eff Age: 0
Tax Map #: KARL R. JOHNSON	# Rms: 0	# Bedrm: 0	# Kitchens: 0
	# 1/2 Bath: 0	# Baths: 0	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		53.50	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Slab/Pad			-1.66	
Floor cover #1:	Allowance	100.00		1.41	
Floor Insulation	Average				
Heat/cooling #1:	None	100.00			
Energy Adjustment	Below Avg			-0.89	
ADJUSTED BASE COST		832.00	52.35		43,558
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 5)		-5.00	604.00		-3,020
Roughins (beyond allowance of 1)		-1.00	308.00		-308
Porch #1:	OpenSlb/NoWall/NoRoof/	264.00	3.81		1,005
Porch #2:	OpenSlb/NoWall/NoRoof/	320.00	3.76		1,203
Subtotal					42,438
Local multiplier		0.70			
Current multiplier		1.00			
Percent complete		70.00			
REPLACEMENT COST NEW					20,795
Condition	Fair	Percent			
Physical depreciation		60.00			-12,477
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					8,300
LAND PRICES					
SI Bldg Lot	Size 2.00	Nbhd Mult 1.00	Grade 0.90		22,500
AC Woodland	211.00	1.00	0.80		217,000
Total	213.00				239,500
OUTBUILDINGS					
Barn, GP	Hsite/Hstd y / y	% Good 80	Size 1073	Rate. 22.77	Extras 24,400
Total					24,400
TOTAL PROPERTY VALUE					
NOTES			HOUSESITE	VALUE : .	55,200
			HOMESTEAD	VALUE : .	272,200
No power.					
No utilities.					
2014: Sugar house added					
2019 - Reinspected					

PAYABLE TO:

MAIL TO:

TAX BILL**Town of Sheffield**

PO Box 165

Sheffield, Vermont

05866-0165

802-626-8862

This is the only bill you will receive. Please forward to new owner, if applicable.

PARCEL ID	BILL DATE	TAX YEAR	Taxes unpaid after the due date are DELINQUENT. A one time delinquent penalty of 8% will be assessed. Interest of 1% will be added monthly until taxes are paid in full.
025-066-01.	11/06/2025	2025	

SPAN # 579-182-10275 SCL CODE: 182
TOTAL PARCEL ACRES 213.00

OWNER CAYIA, COREY T
LECLAIR, MARCEL
PO BOX 345
COLCHESTER VT 05446

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	272,200		272,200
TOTAL TAXABLE VALUE	272,200		272,200
GRAND LIST VALUES	2,722.00		2,722.00

MUNICIPAL TAXES			EDUCATION TAXES		
TAX RATE NAME	TAX RATE	GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE
GENERAL	0.2132	x2,722.00=	580.33	NON HOMESTEAD EDUCATION	1.7628
HIGHWAY	0.2848	x2,722.00=	775.23	0.0000 (state rate) / 0.00% (CLA ÷ SA) = *****	x2,722.00= 4,798.34
				Payments	TOTAL EDUCATION TAX 4,798.34
				1 11/07/2025	EDUCATION STATE PAYMENT 0.00
				6,153.90	EDUCATION NET TAX DUE 4,798.34
					TAX SUMMARY
					Municipal + Education
					TOTAL TAX 6,153.90
					TOTAL STATE PAYMENT 0.00
					TOTAL NET TAX DUE 6,153.90

REVISED BILL

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Sheffield

PAYMENT DUE	TAX YEAR
11/07/2025	2025
OWNER NAME	
CAYIA, COREY T	
PARCEL ID	
025-066-01-	
AMOUNT DUE	6153.90
AMOUNT PAID	

Cash, checks and credit cards accepted.

Legible
11/07/2025 or
Earlier USPS
Postmark
accepted as
timely payment.
We do NOT accept
Non-USPS

REVISED BILL