

**2 COMMERCIAL CONDOS AT SUNSET FARM  
IN WOODSTOCK, VT**



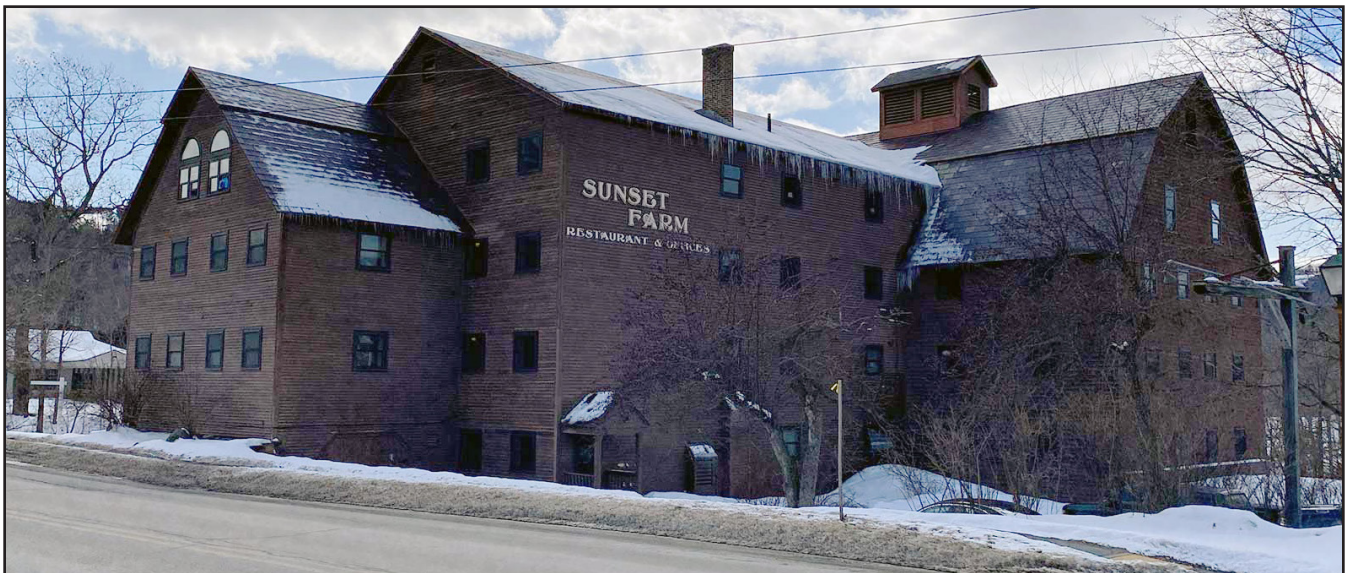
**AUCTION**

**TUESDAY, FEBRUARY 24 @ 11AM**

Registration & Inspection from 10AM

**ADDRESS: 217102 Maxham Meadow Way, Units 1B & 3C  
Woodstock, VT 05091**

***Open House: Thursday, Feb. 5 from 11AM - 1PM***



Offered at auction are two commercial condominium units located within the Sunset Farm complex, a well-established professional office setting at the eastern gateway to Woodstock, Vermont. These units may be purchased individually or together, providing flexibility for owner-users, investors, or businesses seeking expansion.

**Units may be purchased individually or together:**

Unit 1B: 589± sq. ft. (approx. 31' x 19') and Unit 3C: 582± sq. ft. (approx. 31' x 19')

Sunset Farm offers a highly visible location and a professional setting near the Ottauquechee River corridor and trail system. The building features an elevator providing convenient access to the upper floors, including the third floor, making it well suited for office, professional, or service-oriented uses. The complex is home to a variety of established businesses and offers easy access to downtown Woodstock and the surrounding Upper Valley communities.

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.

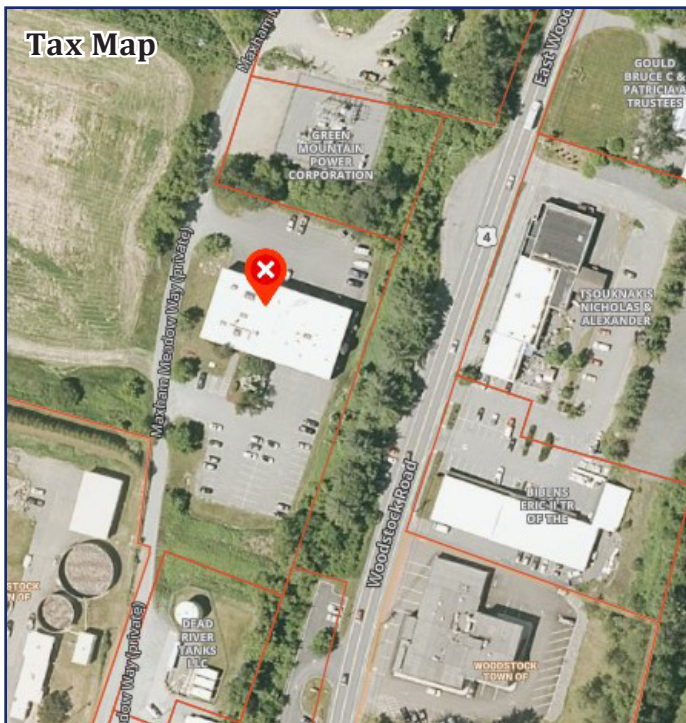
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

## STATISTICS

Year Built .....1920; Condos in 1980  
 Siding ..... Wood  
 Roof..... Metal  
 Foundation ..... Field Stone, Poured Concrete  
 Heat..... Oil/Propane  
 Water ..... Public  
 Sewer ..... Public  
 Sunset Farm Condominium Association  
 Association Fees (per unit)..... See unit details  
 Dues year is April 1 to March 31. Includes snow plow-  
 ing, road and parking area maintenance, insurance,  
 taxes on common areas, repair and maintenance of  
 common areas. Does not include fuel for heating.  
 Zoning..... Commercial / Light Industrial

**AUCTION TERMS:** 10% deposit due at sale, balance due at closing, on approximately March 20, 2026. Sale subject to 10% Buyer's Premium. Taxes, dues and utilities to be prorated at closing.



## Unit 1B

Square Footage ..... 589±  
 Rooms..... 1  
 Baths..... Common  
 Assessment.....\$37,100  
 Year Taxes.....\$1,155.52  
 Condo Association Quarterly Dues .....\$1,085.32

## Unit 3C

Square Footage ..... 589±  
 Rooms..... 1  
 Baths..... Common  
 Assessment.....\$34,900  
 Year Taxes.....\$1,086.98  
 Condo Association Quarterly Dues .....\$965.02





Woodstock, VT - Property Database - Detail Result

Parcel

Owner

Location

Sec/TWP/Range

Descr

21.51.1501B

SWITCHBACK TREASURE,LLC

918 FOREST AVE

PORTLAND, ME 04103

217 MAXHAM MEADOW WY

UNIT 1B SUNSET FR:

Parcel Information

NBHD

Acres

SPAN

Status

786-250-11091

A - Active

Sales Information

Book

Page

Sale Date

Sale Price

2023-10-06

Land Value

Dwelling Value

Site Imprvmt

Outbuildings


Total

37,100

37,100

Homestead

Housesite



BUILDING	Total Rooms	1	Year Built	1980	Building SF	589.00	Energy Adj	No Data	Roughins
	Bedrooms		Effect Age		Quality	5.00	Bsmt Wall	No Data	Plumb Fixt
	Full Baths		Condition	Avg/Good	Style	No Data	Bsmt SF		Fireplaces
	Half Baths		Phys Depr		Design	No Data	Bsmt Fin		Porch
	Kitchens		Funct Depr		Bldg Type	No Data	Bsmt Fin SF		Gar/Shed
	Econ Depr								
Notes									

Sketch

31'

S1 - 1st Floor  
589.0 sf

19'

Woodstock, VT - Property Database - Detail Result

Owner Information

Parcel

21.51.1503C

Owner

SPOONER BARN ASSOCIATION

1017 RANDALL RD

WOODSTOCK, VT 05091

Location

217 MAXHAM MEADOW WY

Sec/TWP/Range

Descr

UNIT 3C SUNSET FR:

Parcel Information

NBHD

3

SPAN

786-250-11542

Acres

0

Status

A - Active

Sales Information

Book

Sale Date

//

Page

Sale Price

Parcel Value Information

Land Value

Homestead

Dwelling Value

34,900


Housesite

Site Imprvmnt

Outbuildings

Total

34,900



BUILDING	Total Rooms	1	Year Built	1980	Building SF	582.00	Energy Adj	No Data	Roughins
	Bedrooms		Effect Age		Quality	5.00	Bsmt Wall	No Data	Plumb Fixt
	Full Baths		Condition	Average	Style	No Data	Bsmt SF		Fireplaces
	Half Baths		Phys Depr		Design	No Data	Bsmt Fin		Porch
	Kitchens		Funct Depr		Bldg Type	No Data	Bsmt Fin SF		Gar/Shed
	Econ Depr								
Notes									

Sketch

31'

19'

S1 - 1st Floor  
589.0 sf

PAYABLE TO:  
MAIL TO:

Town of Woodstock  
PO Box 488  
Woodstock, VT 05091-0488

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

TAX BILL

Tel: (802)-457-3456

PARCEL ID	BILL DATE	TAX YEAR
21.51.15.01B	01/13/2026	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: UNIT 1B SUNSET FR:  
Location: 217101B MAXHAM MEADOW WY

SPAN # 786-250-11091 SCL CODE: 250

OWNER SWITCHBACK TREASURE, LLC  
918 FOREST AVE  
PORTLAND ME 04103

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		37,100				37,100	
TOTAL TAXABLE VALUE		37,100				37,100	
GRAND LIST VALUES		371.00				371.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x371.00=	169.17	NON HOMESTEAD EDUCATION	2.1694	x371.00=	804.85
HIGHWAY	0.1904	x371.00=	70.64				
LOCA AGREEMENT	0.0149	x371.00=	5.53				
SPECIAL ARTICLES	0.0241	x371.00=	8.94				
VILLAGE	0.2517	x371.00=	93.38				
COUNTY TAX	0.0081	x371.00=	3.01				
TOTAL MUNICIPAL TAX			350.67	TOTAL EDUCATION TAX			
MUNICIPAL STATE PAYMENT				EDUCATION STATE PAYMENT			
MUNICIPAL NET TAX DUE				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX			
				1,155.52			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock  
TAX YEAR FY2026

1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
SWITCHBACK TREASURE, LLC	
PARCEL ID	
21.51.15.01B	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

Town of Woodstock  
TAX YEAR FY2026

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
SWITCHBACK TREASURE, LLC	
PARCEL ID	
21.51.15.01B	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:  
WWW.TOWNOFWOODSTOCK.ORG

PAYMENTS CAN BE MADE AT:  
WWW.TOWNOFWOODSTOCK.ORG

PAYABLE TO:  
MAIL TO:

Town of Woodstock  
PO Box 488  
Woodstock, VT 05091-0488

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

TAX BILL

Tel: (802)-457-3456

PARCEL ID	BILL DATE	TAX YEAR
21.51.15.03C	01/13/2026	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: UNIT 3C SUNSET FR:  
Location: 217103C MAXHAM MEADOW WY

SPAN # 786-250-11542 SCL CODE: 250

OWNER SPOONER BARN ASSOCIATION  
1017 RANDALL RD  
WOODSTOCK VT 05091

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		34,900				34,900	
TOTAL TAXABLE VALUE		34,900				34,900	
GRAND LIST VALUES		349.00				349.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x349.00=	159.13	NON HOMESTEAD EDUCATION	2.1694	x349.00=	757.12
HIGHWAY	0.1904	x349.00=	66.45				
LOCA AGREEMENT	0.0149	x349.00=	5.20				
SPECIAL ARTICLES	0.0241	x349.00=	8.41				
VILLAGE	0.2517	x349.00=	87.84				
COUNTY TAX	0.0081	x349.00=	2.83	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock  
TAX YEAR FY2026

1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
SPOONER BARN ASSOCIATION	
PARCEL ID	
21.51.15.03C	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

Town of Woodstock  
TAX YEAR FY2026

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
SPOONER BARN ASSOCIATION	
PARCEL ID	
21.51.15.03C	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:  
WWW.TOWNOFWOODSTOCK.ORG

PAYMENTS CAN BE MADE AT:  
WWW.TOWNOFWOODSTOCK.ORG