

**10,000± SF BARN ON 1.5± ACRES
IN EAST CORINTH, VT**



AUCTION

FRIDAY, SEPTEMBER 11 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 343 Chicken Farm Road, East Corinth, VT 05040

Open House: Wednesday, Aug. 26 from 12PM - 2PM



This former Bobbin Mill barn at 343 Chicken Farm Road, East Corinth, VT 05040 features approximately 10,000± square feet of single-level space on 1.5± acres. Stretching more than 250 feet in length, the building includes multiple overhead doors, electrical service, a dug spring, and a half bathroom (condition unknown), offering exceptional flexibility for a variety of commercial, storage, agricultural, or workshop uses.

Located in the scenic Upper Valley region of Vermont, the property offers convenient access to VT Route 25, Interstate 91, the Connecticut River Valley, and recreational destinations including Lake Fairlee.

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.

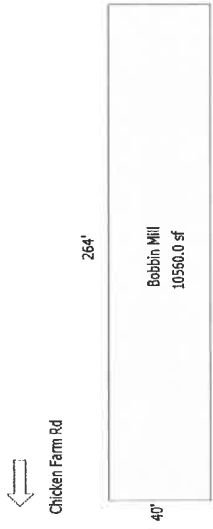
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built Unknown
 Siding Wood
 Roof..... Metal
 Basement..... None
 Foundation Concrete Slab
 Heat..... None
 Water None
 Sewer On Site
 Square Footage 10,000±
 Rooms..... 0
 Baths..... 1
 Garage..... None
 Acreage 1.5
 Assessment..... \$65,100
 Town of Corinth Taxes \$1,623.06

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.



Owner Information		Parcel Value Information	
Parcel	013-00343	Land Value	21,600 Homestead 65,100
Owner	CARVER JONA D	Dwelling Value	0 Housesite 65,100
	501 EAST HACKNEY RD	Site Imprvmnt	7,000
	GREER, SC 29650	Outbuildings	36,500
		Misc. Adj.	0
		Total	65,100
Location 343 CHICKEN FARM RD			
Descr: LAND & BOBBIN MILL			
Parcel Information		Sketch Updated: 01/09/17	
Tax Map #	013-00343 NBHD 10		
Span	159-050-10454 Acres 1.50		
Status	A - Active Last Update 09/03/25		
Sales Information			
Book	115 Sale Date 12/09/25		
Page	56 Sale Price 0		
BUILDING			
INSPECT	INSP.	NoData	INSP.
		NoData	APPT
		NoData	APPTSCHD
NOTES			
Reap 2017 Water is spring across the road			

PAYABLE TO:

MAIL TO:

Town of Corinth

PO Box 461
Corinth, Vermont 05039

TAX BILL

802-439-5850

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

PARCEL ID	BILL DATE	TAX YEAR
013-00343.	08/27/2025	2025-2026

1/2% interest per month will be added after the due date on all unpaid taxes. Taxes not paid on or before final due date will be processed as Delinquent and assessed with penalty & interest charges.

Description: LAND & BOBBIN MILL

Location: 343 CHICKEN FARM RD

OWNER HUTCHINS LLOYD JR & NANCY
PO BOX 1024
BARRE VT 05641-

SPAN # 159-050-10454

SCL CODE: 050

TOTAL PARCEL ACRES

1.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	65,100	65,100
TOTAL TAXABLE VALUE	65,100	65,100
GRAND LIST VALUES	651.00	651.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.1749	x651.00=	113.85	NON HOMESTEAD EDUCATION	1.7365	x651.00=	1,130.46
HIGHWAY	0.5376	x651.00=	349.98		1.7030 (state rate) / 98.07% (CLA ÷ SA) = 1.7365		
LOCAL AGREEMENT	0.0051	x651.00=	3.32		TOTAL EDUCATION TAX		1,130.46
FIRE STATION	0.0391	x651.00=	25.45		EDUCATION STATE PAYMENT		0.00
				EDUCATION NET TAX DUE			1,130.46
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX			1,623.06
				TOTAL STATE PAYMENT			0.00
				TOTAL NET TAX DUE			1,623.06

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Corinth

TAX YEAR 2025-2026

1ST PAYMENT DUE	
09/09/2025	
OWNER NAME	
HUTCHINS LLOYD JR & NANCY	
PARCEL ID	
013-00343	
AMOUNT DUE	811.53
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.

Town of Corinth

TAX YEAR 2025-2026

2ND PAYMENT DUE	
02/09/2026	
OWNER NAME	
HUTCHINS LLOYD JR & NANCY	
PARCEL ID	
013-00343	
AMOUNT DUE	811.53
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.