

**FORECLOSURE: 12,812 SQ. FT. COMMERCIAL  
PROPERTY ON 7.30 ACRES IN DUMMERSTON, VT**



**TUESDAY, DECEMBER 16 @ 11AM**

Registration & Inspection from 10AM

**ADDRESS: 7 US Route 5, Dummerston, VT 05357**

***Open House: Thursday, December 4 from 11AM - 1PM***



A substantial commercial foreclosure opportunity is now available at 7 US Route 5 in Dummerston, Vermont. Situated on 7.30± acres, this property features a 12,812 sq. ft. warehouse building that previously operated as a regional brewery warehouse. With excellent frontage along a well-traveled highway just minutes from Brattleboro (exit 3 from I-91), the site offers strong visibility, easy access, and flexible potential for retail, storage, distribution, or redevelopment.

Being sold at foreclosure auction, this is a rare chance for investors, business owners, contractors, and commercial developers to acquire a large warehouse facility and substantial acreage at auction value. Whether you're expanding operations, seeking a high-traffic commercial site, or looking for a property with room to grow, this Southern Vermont location presents a compelling opportunity.

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](http://THCAuction.com) • [Info@THCAuction.com](mailto: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

Siding .....	Wood, Metal & Stucco
Roof .....	Metal
Basement .....	Slab
Foundation .....	Concrete
Heat .....	Oil/Hot Water
Water .....	Town
Sewer .....	Town
<i>Town of Brattleboro Public Works through 12/15/25</i>	
<i>Delinquent Water &amp; Sewer .....</i>	<i>\$1,013.05</i>
Square Footage .....	12,812±
Acreage .....	7.30±
Zoning .....	Commercial
Road Frontage .....	269 yards
Assessment .....	\$595,000.00
Year Taxes .....	\$13,235.78±
<i>Delinquent Taxes .....</i>	<i>\$25,659.82</i>

**AUCTION TERMS:** To bid, a deposit of Ten Thousand Dollars (\$10,000.00) cash, certified check or bank check must be made at the time of sale. The successful bidder will be required to execute a Purchase and Sale Agreement. The successful bidder will also be required to increase the deposit amount beyond the initial deposit of \$10,000.00, within five (5) business days after the conclusion of the auction, such that a total deposit of ten per cent (10%) of the overall purchase price has been paid. 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 "Hirschak Brothers". Banks will not accept checks that are made payable to the holder and signed over to Hirschak Brothers.



## Parcel

Parcel Number :	000850	
Owner Name :	HERMIT THRUSH NEXT LLC	MAILING Address:
OwnerAdd :		PO Box 97
City :	DUMMERSTON	W Dummerston, VT 05357
State :	VT	
St/Road :	US RT 5	
St/Road # :	7	
Pr State :		
Pr Zip Code :	05346	

## Section 1

Total Area	12,812
Number of Stories(Section)	1
Number of Stories(Building)	1
Shape	SltYlrrglr
Age	2,022
Base Date (yyyy/mm)	2018/04
Overall Depreciation	50.00%

## Occupancy (section 1)

Name	Class	Height	Rank
100% Discount Warehouse Store	C	18	2.25

## Component (section 1)

Name	Units/%	Other
	0	
	0	
	0	

## Cost Section 1

Description	Units/%	Cost	Total
Basic Structure			
Base Cost	12,812	38.16	488,906
Exterior Walls	12,812	17.17	219,982
Heating & Cooling	12,812	6.89	88,275
Basic Structure Cost	12,812	62.22	797,163
Less Depreciation			
Physical & Functional	50%	0.00	398,582
Depreciated Cost	12,812	31.11	398,581

## Land Values

LAND	Size	Nbhd Mult	Grade	Depth	Cost
AC Total	7.30	1.00	2.00		176,400
SITE IMPS	Quantity	Quality			
Water	Typical	Average			5,000
Sewer	Typical	Average			15,000
NOTES					

## Total Property Value

Total Property Cost	595,000
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PAYABLE TO:  
MAIL TO:

TOWN OF DUMMERSTON

1523 Middle Rd  
E. Dummerston, VT 05346  
802-257-1496

THIS IS THE ONLY BILL YOU WILL  
RECEIVE. PLEASE GIVE IT TO NEW  
OWNER IF PROPERTY IS SOLD.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
000850.	11/04/2025	2025

PAYMENTS RECEIVED AFTER DUE DATES ARE SUBJECT TO 1% INTEREST PER MONTH  
IF NOT PAID ON OR BEFORE 2/20/2026 AN 8% PENALTY ON THE ENTIRE UNPAID  
AMOUNT WILL BE ADDED. POSTMARKS ARE NOT ACCEPTED AS TIMELY PAYMENT

Description: LAND & BUILDINGS  
Location: 7 US RT 5

SPAN # 186-059-10038 SCL CODE: 059  
TOTAL PARCEL ACRES 7.30

OWNER HERMIT THRUSH NEST LLC  
PO BOX 97  
W DUMMERSTON VT 05357

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	595,000		595,000
TOTAL TAXABLE VALUE			595,000
GRAND LIST VALUES			5,950.00

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
MUNICIPAL/GENERAL	0.1878	x5,950.00=	1,117.40	NON HOMESTEAD EDUCATION	1.7485	x5,950.00=	10,403.58	
HIGHWAY FUND	0.1864	x5,950.00=	1,109.08					
CAPITAL PLAN	0.0854	x5,950.00=	508.13					
BLASTING/CRUSHING FU	0.0099	x5,950.00=	58.91					
LOCAL AGREEMENT	0.0065	x5,950.00=	38.68					
<div>Revised Bill</div>				1.7030 (state rate) / 97.40% (CLA ÷ SA) = 1.7485				
				Payments		TOTAL EDUCATION TAX		10,403.58
				1	08/20/2025	EDUCATION STATE PAYMENT		0.00
					6,617.89	EDUCATION NET TAX DUE		10,403.58
				2	02/20/2026	TAX SUMMARY		
					6,617.89	Municipal + Education		
TOTAL MUNICIPAL TAX			2,832.20			TOTAL TAX	13,235.78	
MUNICIPAL STATE PAYMENT			0.00			TOTAL STATE PAYMENT	0.00	
MUNICIPAL NET TAX DUE			2,832.20			TOTAL NET TAX DUE	13,235.78	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF DUMMERSTON  
TAX YEAR 2025

1ST PAYMENT DUE	
08/20/2025	
OWNER NAME	
HERMIT THRUSH NEST LLC	
PARCEL ID	
000850.	
AMOUNT DUE	6617.89
AMOUNT PAID	Revised Bill

PLEASE  
INCLUDE THIS  
STUB WITH  
YOUR  
PAYMENT.  
  
FOR A  
RECEIPT,  
PLEASE  
ENCLOSE A  
SELF-  
ADDRESSED  
STAMPED  
ENVELOPE OR  
YOUR EMAIL  
ADDRESS

TOWN OF DUMMERSTON  
TAX YEAR 2025

2ND PAYMENT DUE	
02/20/2026	
OWNER NAME	
HERMIT THRUSH NEST LLC	
PARCEL ID	
000850.	
AMOUNT DUE	6617.89
AMOUNT PAID	Revised Bill

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02:14 pm

11/04/2025  
02:14 pm

Town of Dummerston Tax Administration  
Tax Year Status Report  
Parcel 000850- For Tax Years 2024 - 2025

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clerk

Pmt	Principal	Interest	Penalty	Other	Credits	Disc.	Total
----- Summary Tax Status Report -----							
A -----							
C Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C 1	12,768.40	123.02	0.00	0.00	0.00	0.00	12,891.42
U 2	12,768.40	0.00	0.00	0.00	0.00	0.00	12,768.40
M -----							
Total	25,536.80	123.02	0.00	0.00	0.00	0.00	25,659.82
P Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D -----							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
U 1	12,768.40	123.02	0.00	0.00	0.00	0.00	12,891.42
E 2	12,768.40	0.00	0.00	0.00	0.00	0.00	12,768.40
-----							
Total	25,536.80	123.02	0.00	0.00	0.00	0.00	25,659.82