

**FORECLOSURE: 2-BEDROOM, 1-BATH HOME ON
6.2 ACRES IN BARTON, VT**



AUCTION

TUESDAY, JULY 28, 2026 @ 11AM

Registration & Inspection from 10:00AM

1648 S. Barton Road, Barton, VT 05822

OPEN HOUSE: Tuesday, July 14 from 11AM - 1PM



Located just across the street from the public access area to Crystal Lake, this 2-bedroom, 1-bath ranch home enjoys lake views and a great Northeast Kingdom location. Built in 1954, the home offers approximately 839± square feet of living space and features vinyl siding and a metal roof.

Swimming, boating, fishing, and other outdoor activities are just steps away, while Interstate 91 is only three miles from the property, making travel to nearby communities quick and convenient. Schools, restaurants, churches, shopping, and other everyday amenities are all within a short drive. This property would make a comfortable year-round home, a seasonal retreat near the lake, or an investment opportunity in a desirable recreational area.

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.

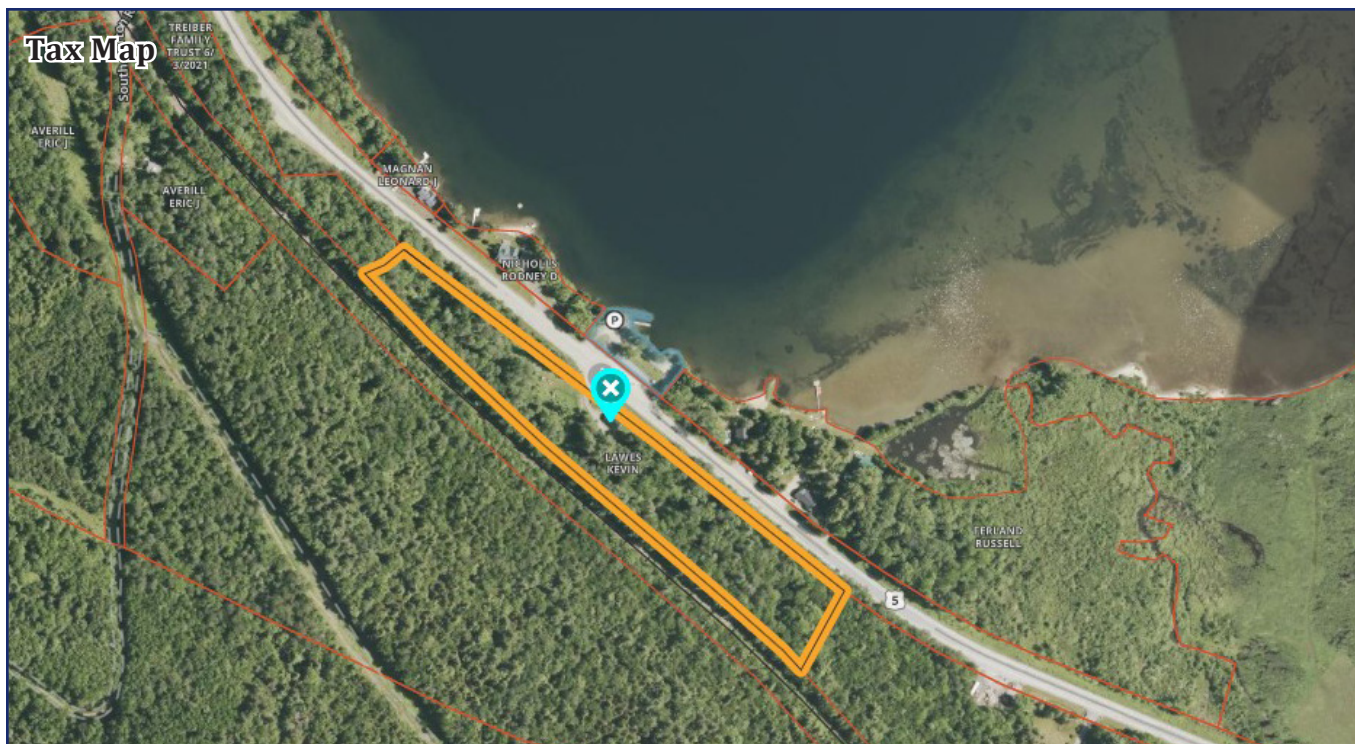
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built 1954
 Siding Vinyl
 Roof Metal
 Basement Full
 Foundation Concrete
 Heat Oil
 Water Drilled Well
 Sewer On Site
 Square Footage 839± SF
 Rooms 4
 Bedrooms 2
 Baths 1
 Garage Detached
 Acreage 6.20±
 Assessment \$98,100
 Town of Barton, VT Taxes \$2,895.12

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 10 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, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers, LLC.



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[Summary Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | **WebPro**
[Comments](#) |

Card 1 of 1

Location **1648 SOUTH BARTON RD**

Property Account Number **11444**

Parcel ID **105011648**

Old Parcel ID **1360 --**

Current Property Mailing Address

Owner **LAWES KEVIN**

Address **1648 SOUTH BARTON RD**

City **BARTON**

State **VT**

Zip **05822**

Zoning **N/A**

Current Property Sales Information

Sale Date **1/15/2016**

Sale Price **97,900**

Legal Reference **173-523**

Grantor(Seller) **SLEEPER RONALD S.**

Current Property Assessment

Year **2026**

Land Area **6 SF**

Card 1 Value

Building Value **98,000**

Xtra Features Value **13,900**

Land Value **71,900**

Total Value **183,800**

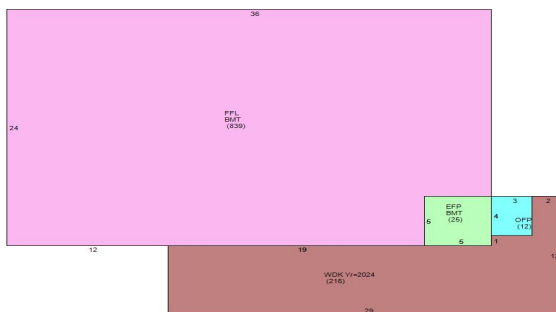
Narrative Description

This property contains **6 SF** of land mainly classified as **R2-HSITE** with a(n) **RANCH** style building, built about **1954** , having **VINYL** exterior and **METAL** roof cover, with **0** commercial unit(s) and **1** residential unit(s), **4** total room(s), **2** total bedroom(s), **1** total bath(s), **0** total half bath(s), **0** total 3/4 bath(s).

Legal Description

5011648-10; LAND & DWL

Property Images



PAYABLE TO:

MAIL TO:

Town of Barton

34 Main St.
Barton, VT 05822

Please keep the top portion of
this bill for your records.

TAX BILL

802-525-6222

PARCEL ID	BILL DATE	TAX YEAR
105011648.	06/10/2026	2025

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to collectors fee of 8%. Postmarks are NOT accepted as timely payment.

Description: 5011648-10

Location: 1648 SOUTH BARTON RD

SPAN # 042-013-11444

SCL CODE: 013

TOTAL PARCEL ACRES

6.20

OWNER **LAWES KEVIN**
1648 SOUTH BARTON RD
BARTON VT 05822

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	98,100	98,100
TOTAL TAXABLE VALUE	98,100	98,100
GRAND LIST VALUES	981.00	981.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.3862	x981.00=	378.85	NON HOMESTEAD EDUCATION	1.9645	x981.00=	1,927.17
HIGHWAY	0.5955	x981.00=	584.19		1.7030 (state rate) / 86.69% (CLA + SA) = 1.9645		
LOCAL AGREEMENT RATE	0.0050	x981.00=	4.91				
				Payments	TOTAL EDUCATION TAX		1,927.17
				1 11/21/2025	EDUCATION STATE PAYMENT		0.00
				2,895.12	EDUCATION NET TAX DUE		1,927.17
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX			
				2,895.12			
				TOTAL STATE PAYMENT			
				0.00			
				TOTAL NET TAX DUE			
				2,895.12			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Barton

PAYMENT DUE		TAX YEAR
11/21/2025		2025
OWNER NAME		
LAWES KEVIN		
PARCEL ID		
105011648-		
AMOUNT DUE	2895.12	
AMOUNT PAID		

THIS IS THE ONLY
TOWN TAX BILL
YOU WILL
RECEIVE. YOU MAY
RECEIVE ANOTHER
BILL FROM YOUR
VILLAGE.
PLEASE FORWARD
TO NEW OWNER IF
YOU HAVE SOLD.