

FORECLOSURE: 3BR/2BA HOME ON 2.3± ACRES

 **AUCTION**

TUESDAY, JULY 27 @ 11AM

Registration & Inspection from 10AM

114 Old Stage Road, Putney, VT

Open House: To Be Announced

Directions: From I-91, take exit 4 for U.S. 5 toward Putney. Take US-5 N 3.3 mi. Turn left onto E Putney Brook Rd., 0.3 mi. Turn right at the 1st cross street onto Old Stage Rd. Property will be on the right, 0.1 mi. Watch for Auction sign.



Built in 1995, this 3BR/2BA home has 1,704±SF, walkout basement, large deck, and a pond. 2.3± acre parcel in rural setting yet minutes from I-91. Tenant in possession, please be respectful.

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.

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AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranty, expressed or implied, is 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	1995
Siding	Wood
Roof	Asphalt Shingle
Basement	Full, Walkout
Foundation	Concrete Block
Heat	Oil/FHA
Water	Drilled Well
Septic	On Site
Square Footage	1,704±
Rooms	6
Bedrooms	3
Baths	2
Garage	Detached Shed
Acreage	2.30±
Assessment	\$257,000
Year Taxes	\$6,270.80
Past Due Taxes (2020) .	\$7,430.81 (as of 7/16/21)

AUCTION TERMS: All of the Mortgaged Property shall sell to the highest bidder, subject to property taxes and municipal assessments, if any. Plaintiff is authorized to require the purchaser to sign a purchase and sale agreement. A deposit shall be paid at the time of sale of at least \$10,000 in the form of cash, a banks treasurer's check, or certified funds, unless the parties agree on some other amount or form of payment. This provision shall not be required of Plaintiff or its designee. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE for further information.



Web Data | Putney, VT

Official copies of data must be obtained at the Putney Town Office.
 Last Updated: June 11, 2020

Owner Information		Parcel Value Information			
Parcel	0301441	Land Value	67,300 Homestead 257,000		
Owner	HEAL JANE P 136 BUTTONWOOD DR BRATTLEBORO, VT 05301	Dwelling Value	168,200 Housesite 254,700		
Location	114 OLD STAGE RD	Site Imprmnt	20,000		
Sec/TWP/Range		Outbuildings	1,500		
Descr	LAND W/SFD	Total	257,000		
Parcel Information					
NBHD	2			SPAN	504-158-10443
Acres	2.3			Status	A - Active
Sales Information					
Book		Sale Date	//		
Page		Sale Price			

BUILDING		Notes	
Total Rooms	6	Year Built	1995
Bedrooms	3	Effect Age	18
Full Baths	2	Condition	Avg/Good
Half Baths		Phys Depr	13
Kitchens	1	Funct Depr	
		Econ Depr	
		Notes	
LAND	Land	1 Area	2.00
LAND	Land	5 Area	0.30

Sketch