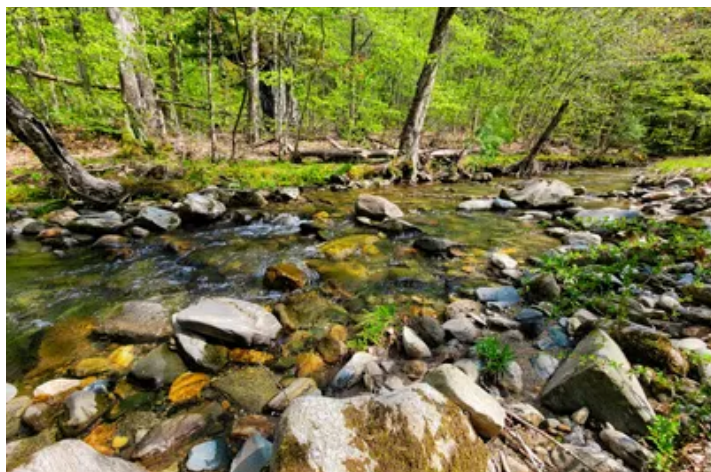
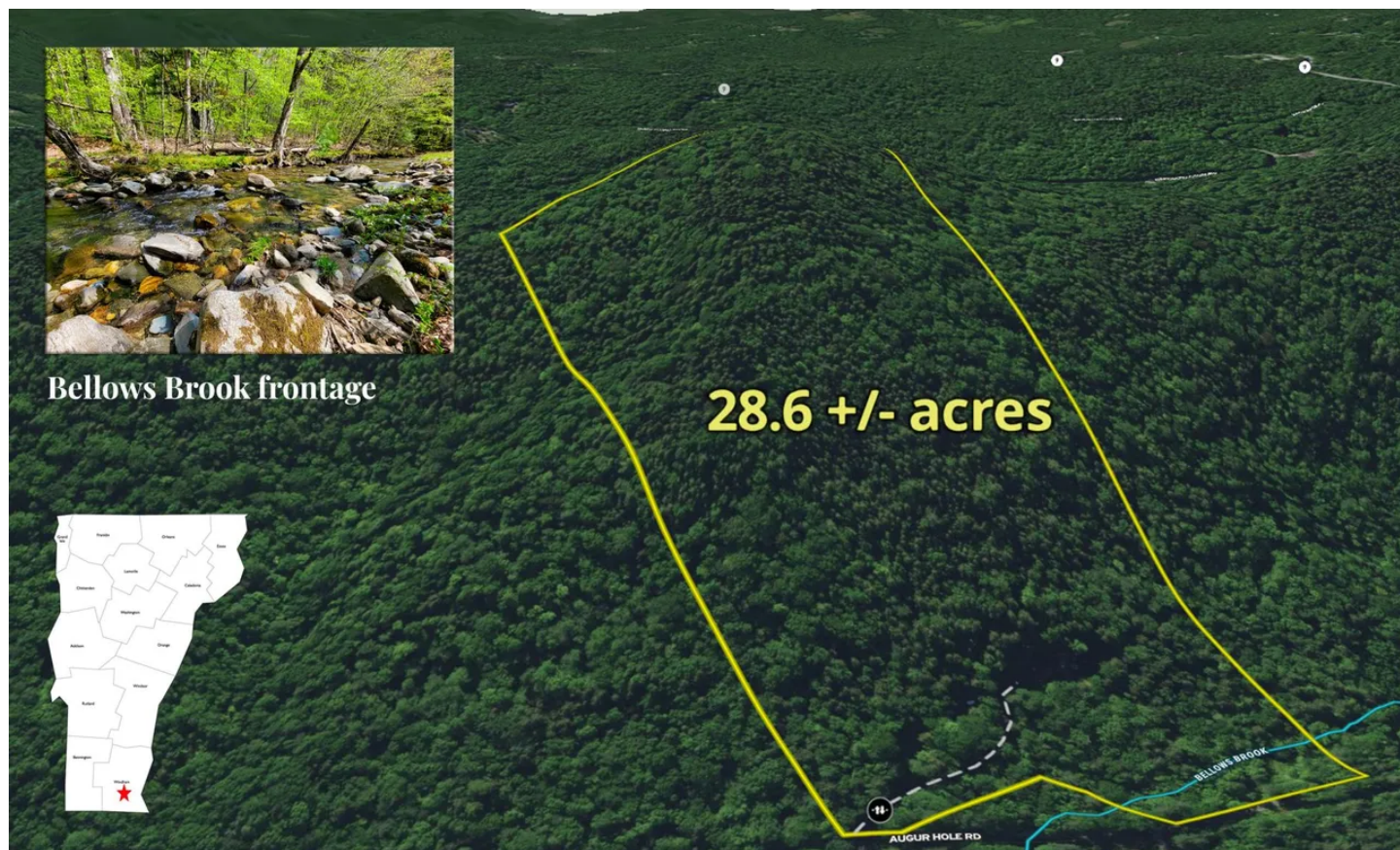


1784 Augur Hole Road - Marlboro
1784 Augur Hole Road
Marlboro, VT 05344

\$115,000
28.600± Acres
Windham County



PREFERRED
PROPERTIES

1784 Augur Hole Road - Marlboro
Marlboro, VT / Windham County

SUMMARY

Address

1784 Augur Hole Road

City, State Zip

Marlboro, VT 05344

County

Windham County

Type

Recreational Land, Undeveloped Land, Residential Property,
Hunting Land

Latitude / Longitude

42.884132 / -72.743603

Taxes (Annually)

1670

Acreage

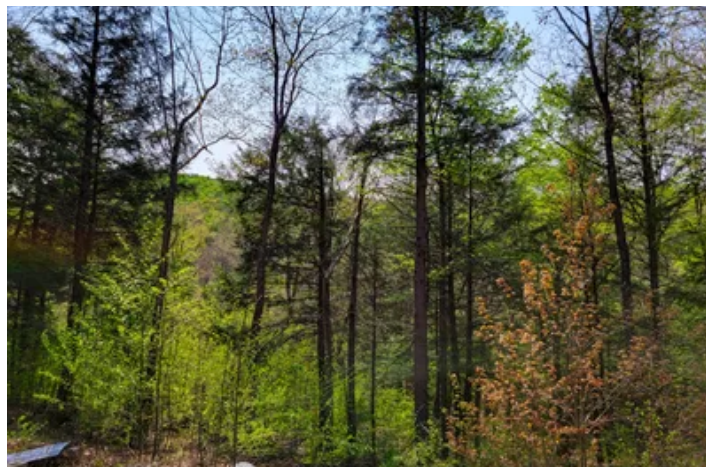
28.600

Price

\$115,000

Property Website

<https://www.landleader.com/property/1784-augur-hole-road-marlboro-windham-vermont/43089>



**PREFERRED
PROPERTIES**

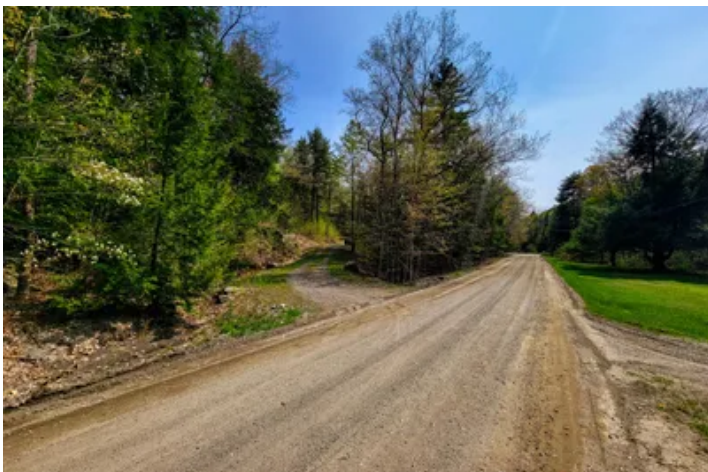
PROPERTY DESCRIPTION

Welcome to the 28.6 +/- acres of peace and quiet you've been searching for in Marlboro, VT! This is a great opportunity for RV enthusiasts, van-lifers, or recreationalists to establish a basecamp for adventures in the Green Mountain State. Located on a gravel country road that's maintained and plowed by the town year-round, the current infrastructure includes a professionally constructed gravel driveway and a level landing space perfect for parking your RV or van with excellent drainage ditching, culverts, and handsome retaining walls. Molly State Park, Harriman Reservoir, Mount Snow, and the Green Mountain National Forest are all nearby! Power runs along Augur Hole Rd and there is also a power pole on the property at an old camper site. The elevated gravel landing offers wooded privacy and the calming sounds of Bellows Brook flowing parallel to the road frontage on the property! Enjoy excellent proximity to Route-9, Interstate 91, and Brattleboro, VT. Property is within the Town of Marlboro's Rural Residential Zoning District and its acreage size makes it a candidate for the state's tax reduction program, Current Use. Owner financing may be possible. This is a land only sale. Please see MLS # 4963287 for the land and personal property being sold together.



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PROPERTIES**

1784 Augur Hole Road - Marlboro
Marlboro, VT / Windham County



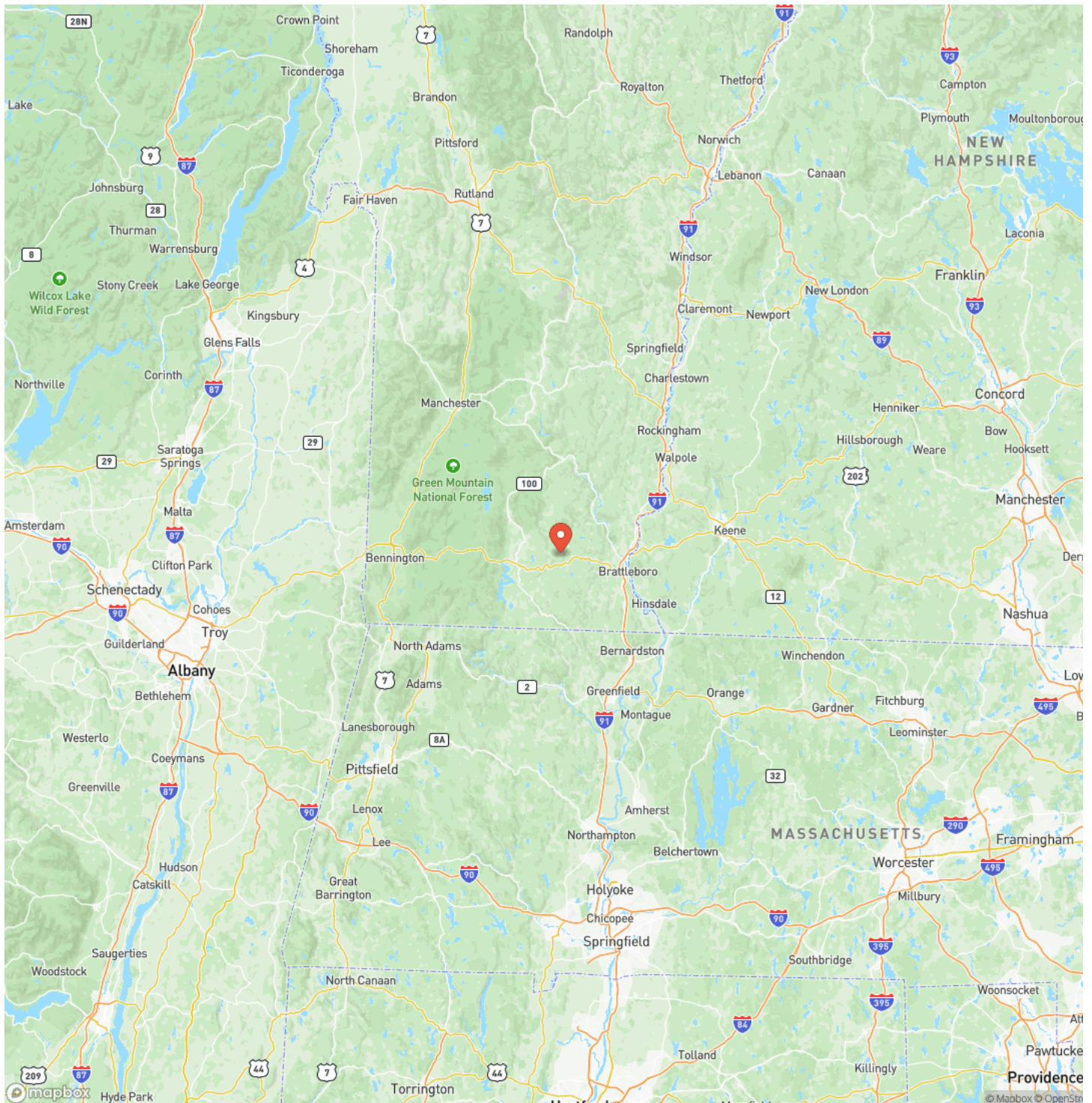
PREFERRED
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Locator Map



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Locator Map



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

Satellite Map



PREFERRED
PROPERTIES

**1784 Augur Hole Road - Marlboro
Marlboro, VT / Windham County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

Mobile

(802) 233-5589

Email

curtis@preferredpropertiesvt.com

Address

149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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