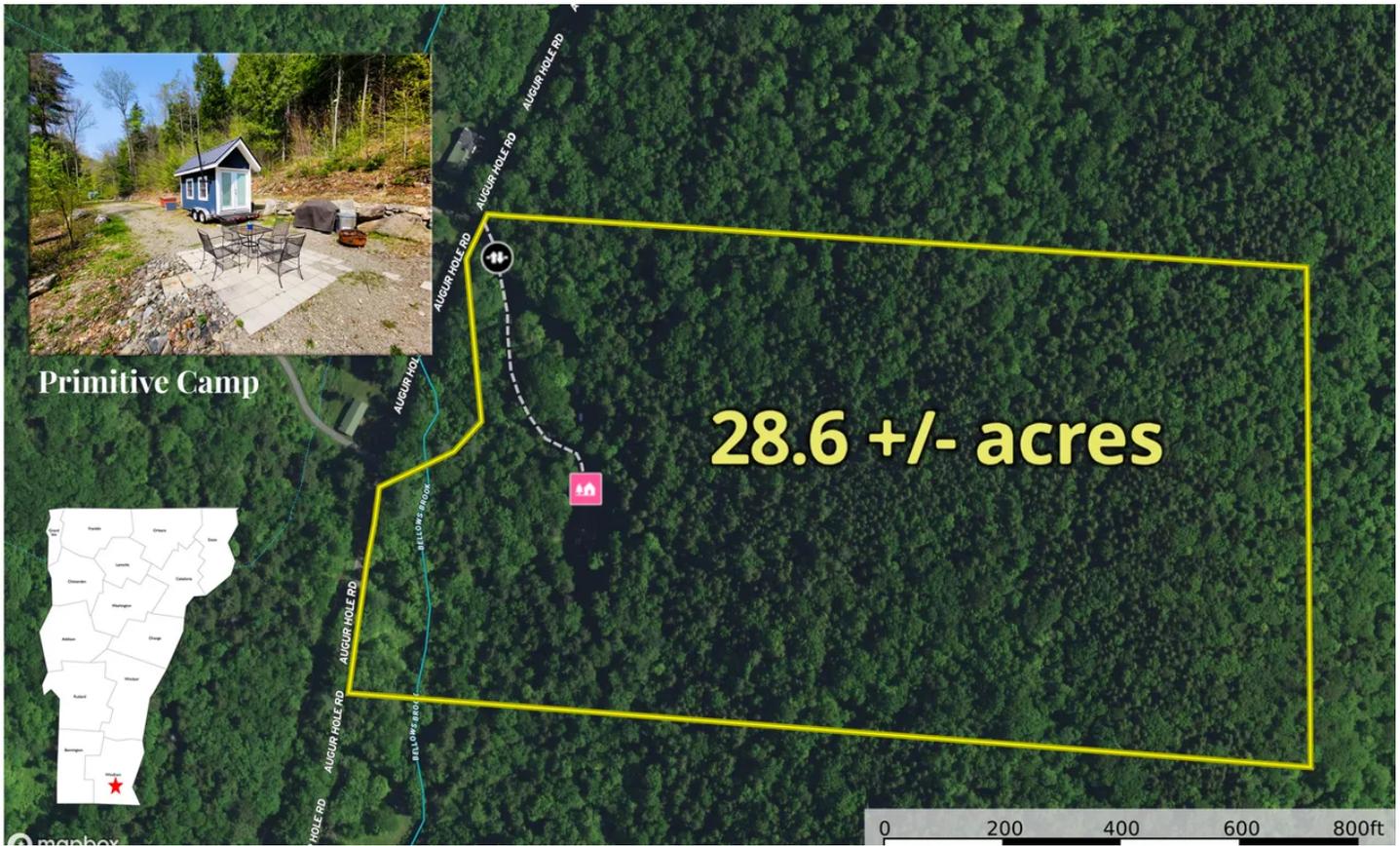


Off-Grid Retreat in Marlboro, VT
1784 Augur Hole Road
Marlboro, VT 05344

\$149,000
28.600± Acres
Windham County



PREFERRED
PROPERTIES

Off-Grid Retreat in Marlboro, VT
Marlboro, VT / Windham County

SUMMARY

Address

1784 Augur Hole Road

City, State Zip

Marlboro, VT 05344

County

Windham County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

42.884384 / -72.743616

Taxes (Annually)

1669

Acreage

28.600

Price

\$149,000

Property Website

<https://www.landleader.com/property/off-grid-retreat-in-marlboro-vt-windham-vermont/40537>



MORE INFO ONLINE:

[preferredpropertiesvt.com/](https://www.preferredpropertiesvt.com/)



Off-Grid Retreat in Marlboro, VT Marlboro, VT / Windham County

PROPERTY DESCRIPTION

This off-grid retreat of your dreams 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 quiet country road, this 28.6 +/- acre Marlboro, VT property features a charming custom RV-style primitive camp. Enjoy the calming sounds of the Bellows Brook flowing just a few yards away while relaxing in the remarkably well-appointed sleeper. It will be clear the owner spared no expense in constructing the gravel driveway & camper-site, complete with large stone retaining walls & well-engineered drainage ditching & culverts. The sleeper unit offers several creature comforts like a portable power station featuring additional battery storage & a 150-watt solar panel providing 90 +/- amp hours. You'll also enjoy portable lights, a small flat screen TV, one futon, one loft bed & a mini woodstove! Vinyl windows, roof soffits, French doors, wood trim & generator connections only add to the functionality. During the day, you can relax & enjoy lunch on the paver-style patio or, if you're feeling adventurous, climb the 500 +/- feet of vertical gain on the wooded property. There's plenty of storage in the various additional structures including a 20' shipping container. There is a power pole on the property in a small clearing near the town-maintained Augur Hole Road frontage. Excellent proximity to Route-9, Interstate 91 & Brattleboro, VT! Owner financing may be possible.



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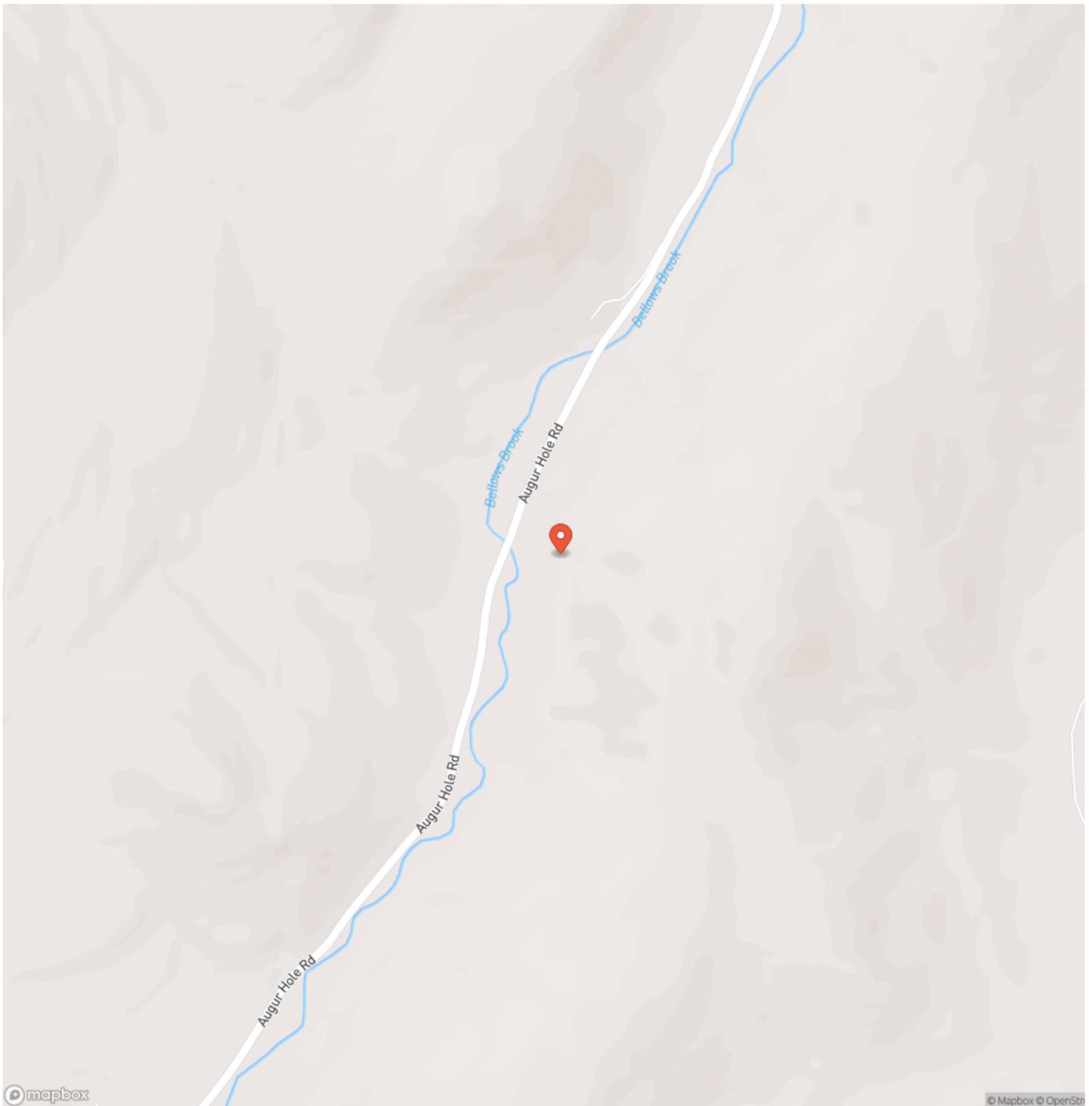
Off-Grid Retreat in Marlboro, VT
Marlboro, VT / Windham County



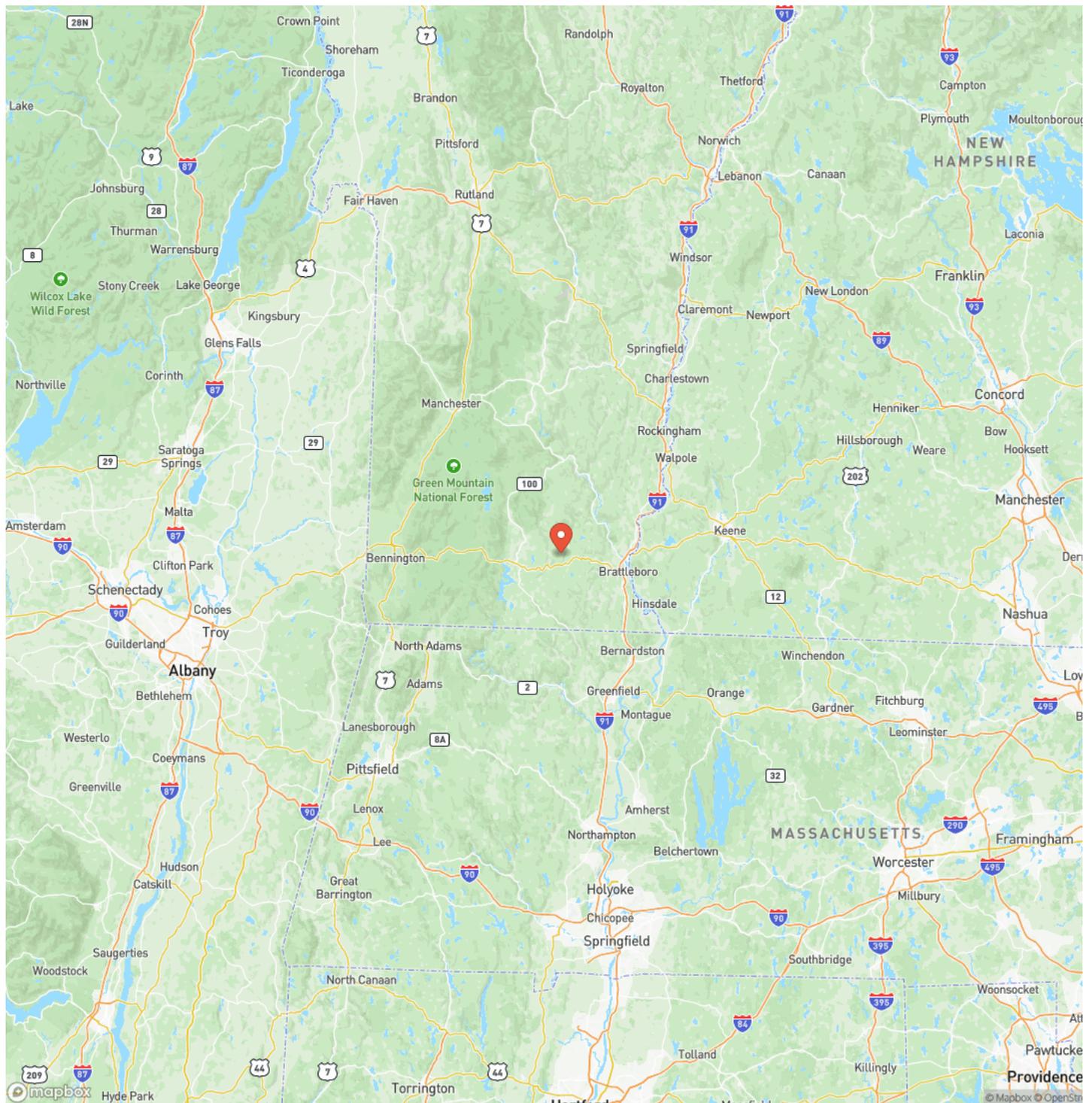
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Locator Map



Locator Map



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Satellite Map



DISCLAIMERS

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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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