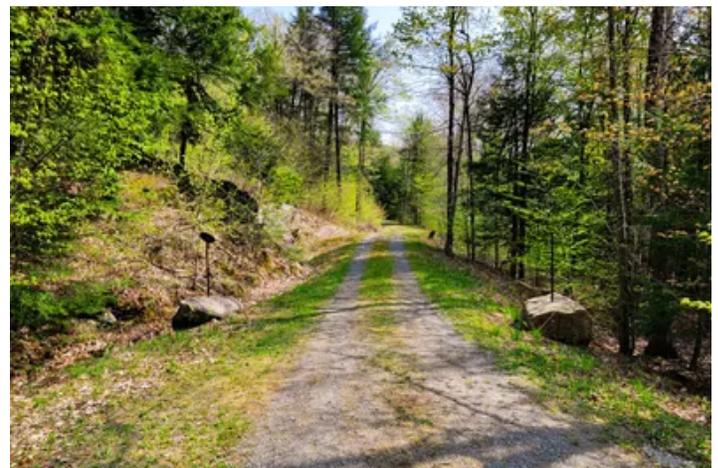
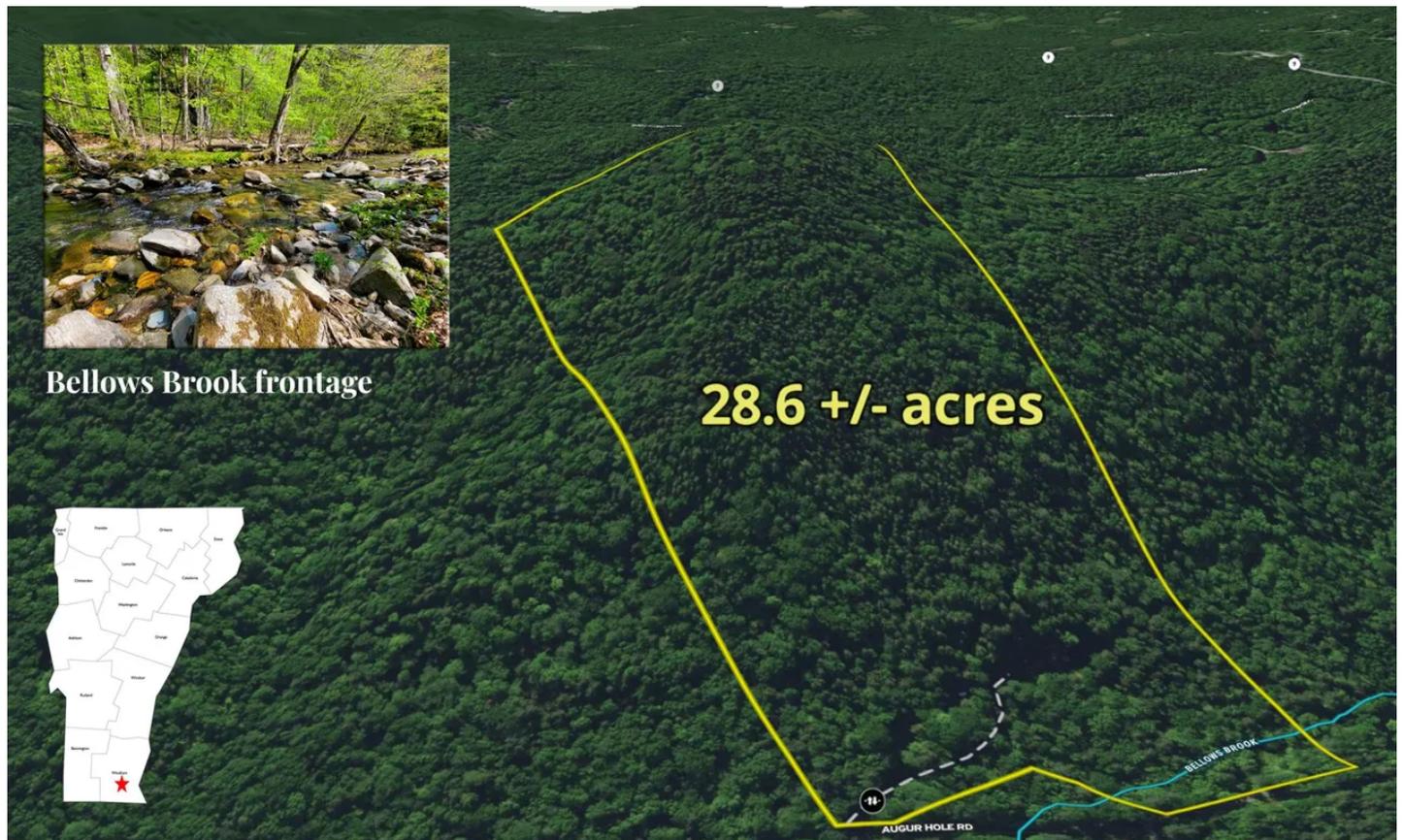


1784 Augur Hole Road - Marlboro  
1784 Augur Hole Road  
Marlboro, VT 05344

**\$115,000**  
28.600± Acres  
Windham County



PREFERRED  
PROPERTIES

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

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**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**

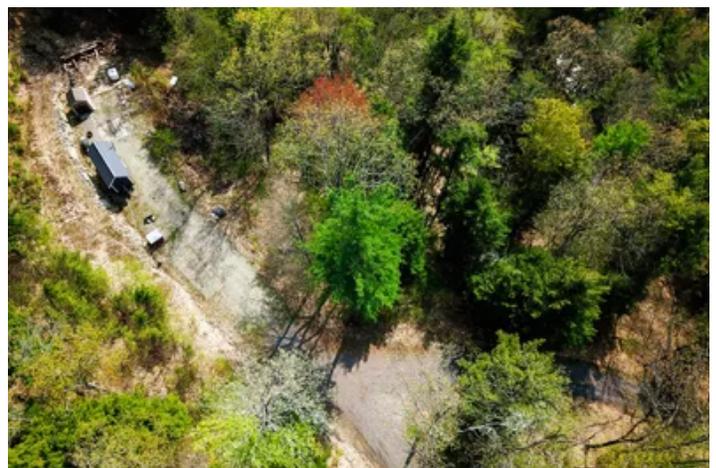
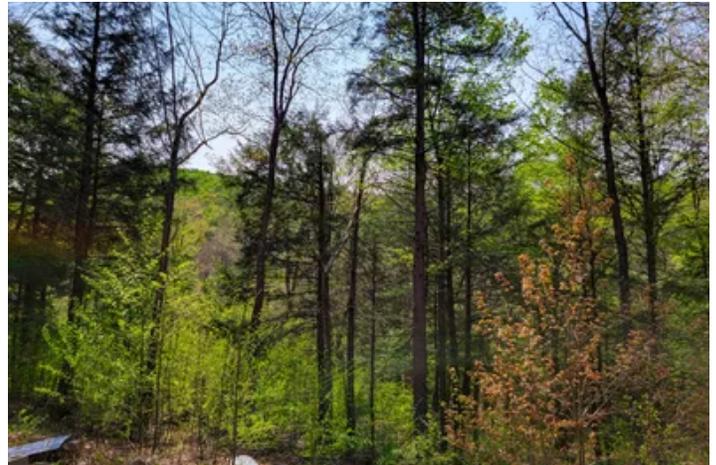
28.600

**Price**

\$115,000

**Property Website**

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



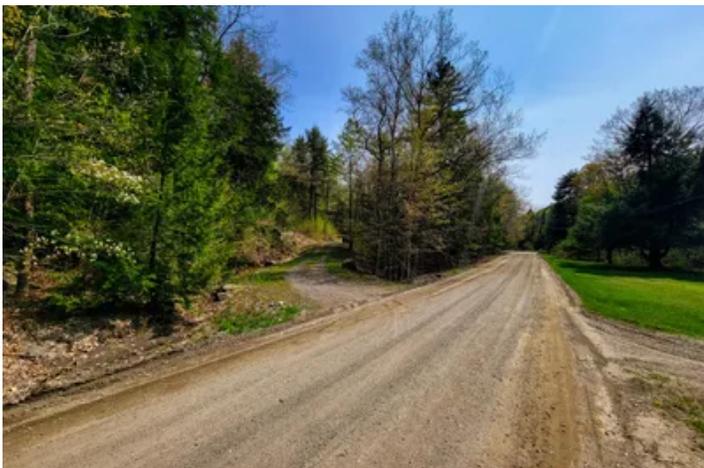
**PROPERTY DESCRIPTION**

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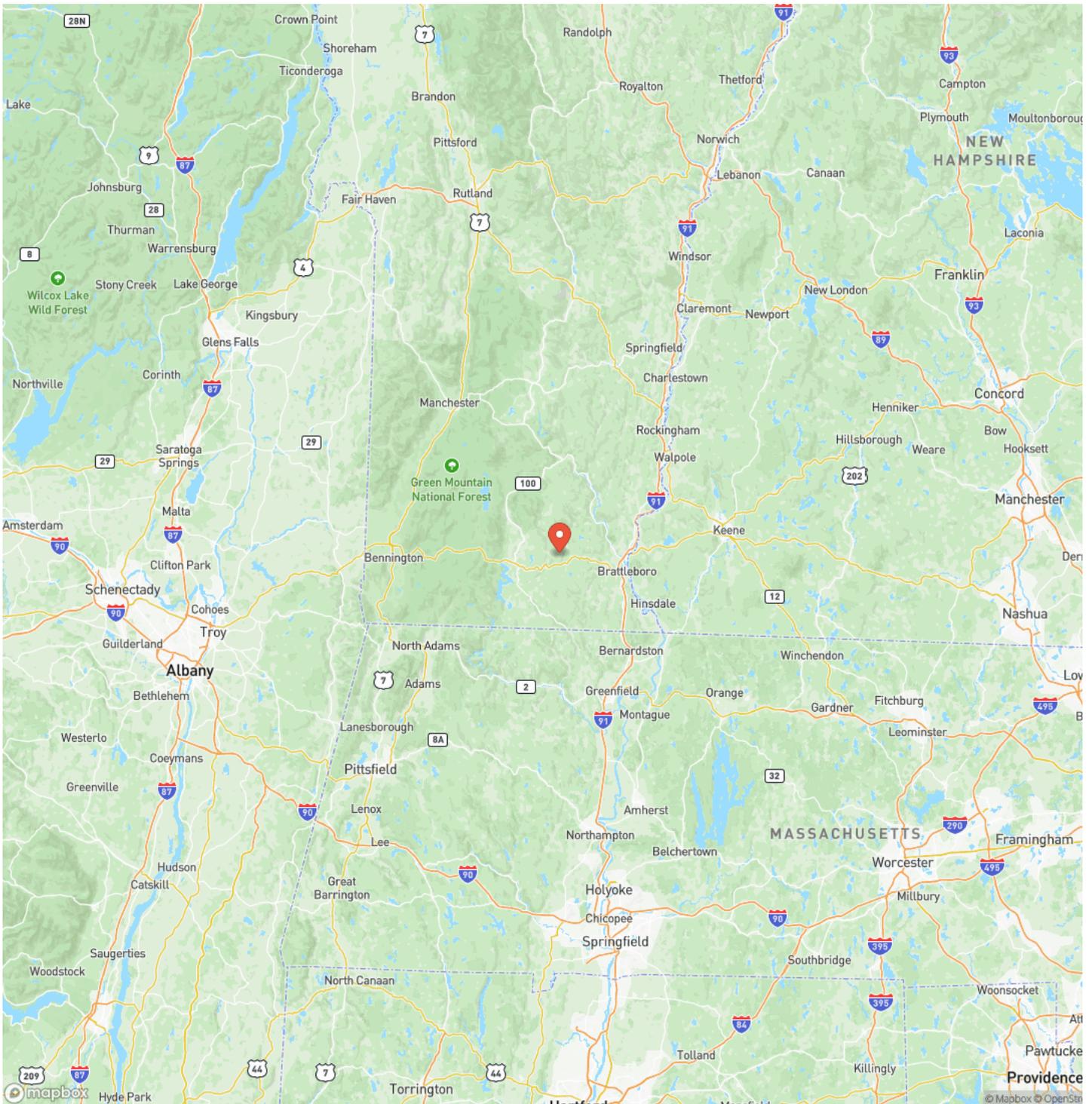
1784 Augur Hole Road - Marlboro  
Marlboro, VT / Windham County



## Locator Map



# Locator Map



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**MORE INFO ONLINE:**

[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

## Satellite Map



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## **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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**MORE INFO ONLINE:**

**[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)**

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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
(800) 557-8186  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

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