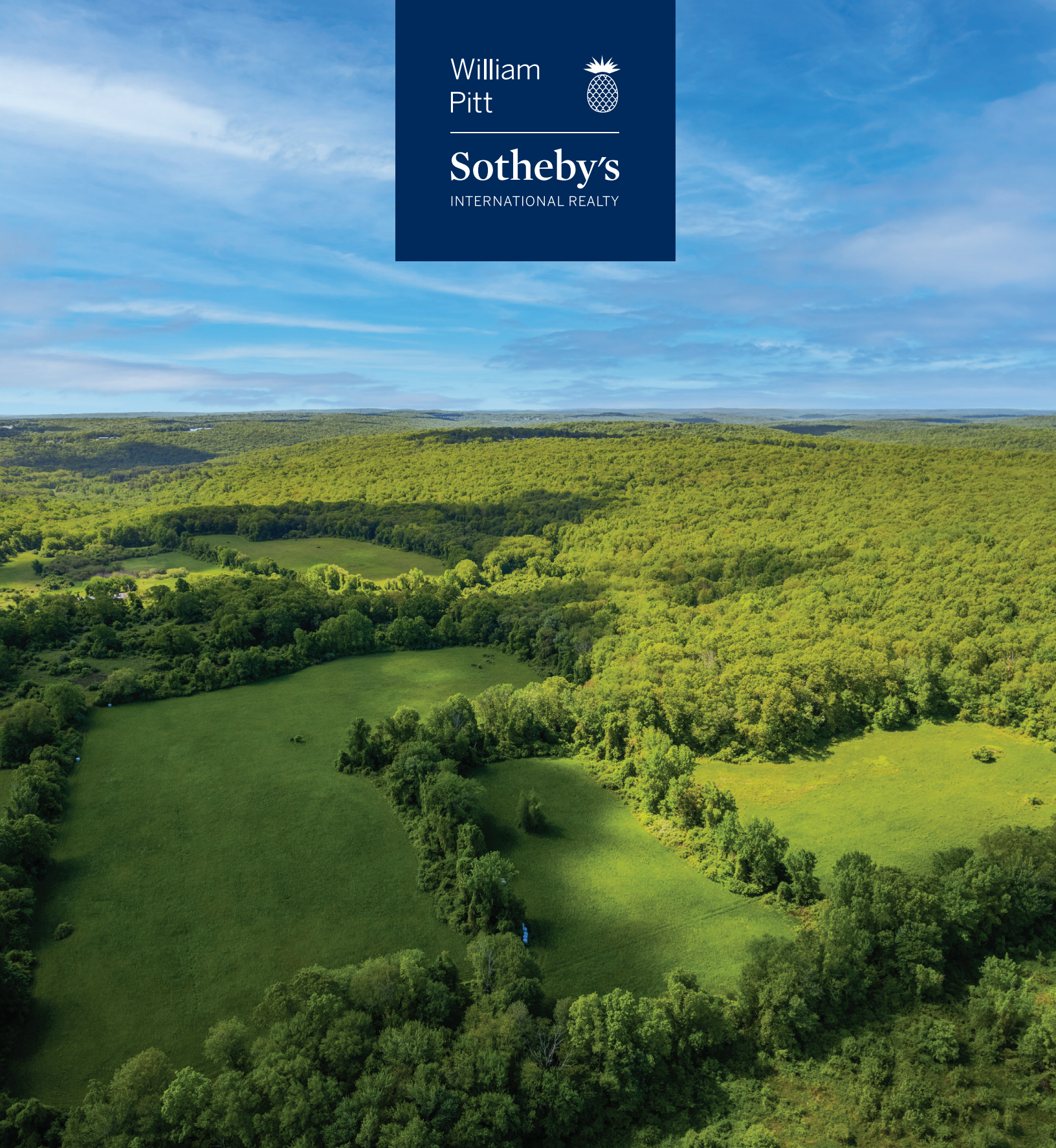


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o South Road
MARLBOROUGH, CONNECTICUT



Opportunity on 426.5 Beautiful Acres *Developers Take Notice*

LISTED AT: \$9,500,000

426.5 beautiful acres ready to be developed into a remarkable golfing retreat with homesites looking over the rolling 18 hole 7,010-yard course designed by Roger Rulewich Group. There will be 120 acres designated to open space with ponds and scenic meadow views. This entire project was approved by the Town of Marlborough Open Space Conservation Area Regulation (OSCAR) but several of the permits will need updating. Next door to the property is the 6,000 acre Salmon River State Forest bordering 5 different towns with walking trails and great fishing and rafting activities. This is a developers dream, the owners are willing to work with interested parties for any are all of the 426.5 acres as long as it's consistent with the scheme of the development.



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