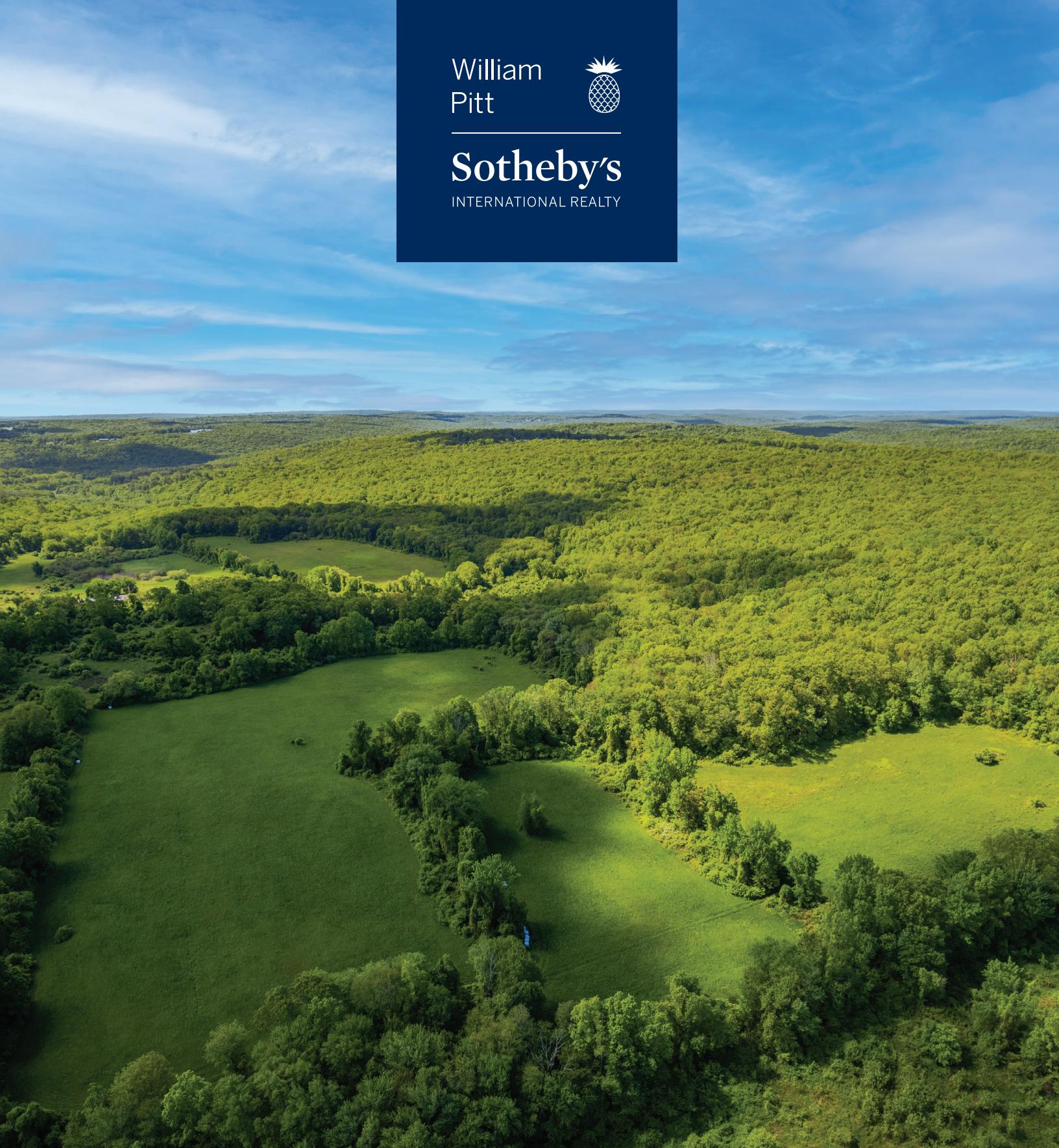


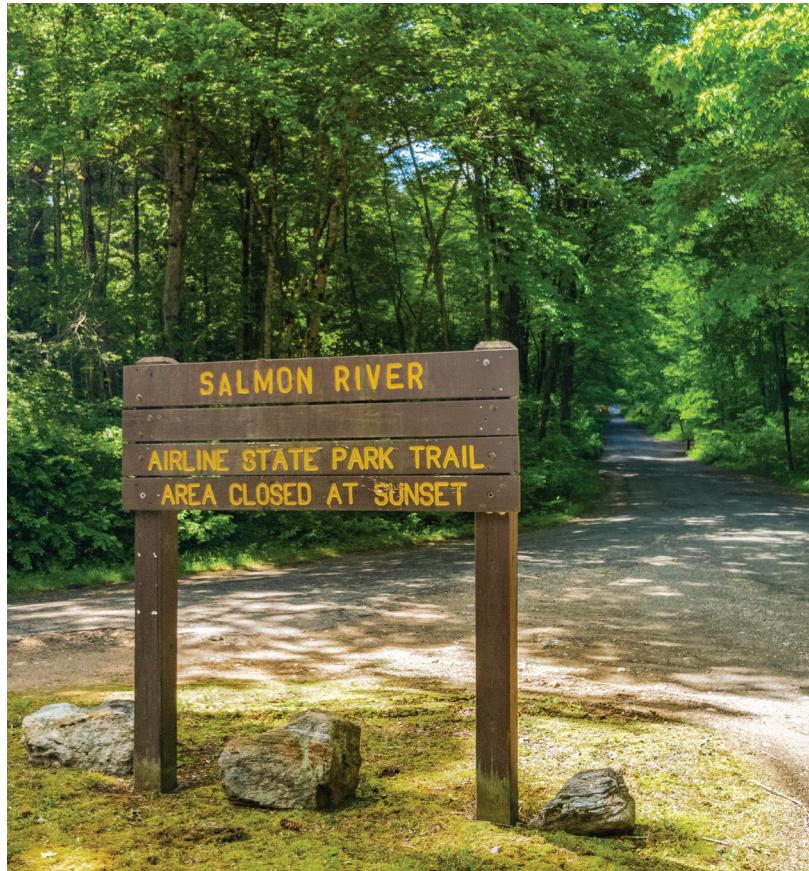
William
Pitt



Sotheby's
INTERNATIONAL REALTY



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 or all of the 426.5 acres as long as it's consistent with the scheme of the development.



Dean Eubank

REALTOR®

c: 508.325.3246 • o: 860.767.7488

deubank@wpsir.com • deaneubank.williampitt.com

Essex Brokerage: 13 Main Street

[SCAN HERE FOR MORE INFO »](#)



William
Pitt

Sotheby's
INTERNATIONAL REALTY

Sotheby's International Realty and the Sotheby's International Realty logo are service marks licensed to Sotheby's International Realty Affiliates, LLC and used with permission. WPS Holdings, LLC full supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchises are not provided by, affiliated with, or related to Sotheby's International Realty Affiliate, LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.