

FOR SALE

Potential gravel/Granite material
available Land



0 South Road, Bozrah 104 Acres

0 Walker Road, Montville 55.76 Acres

FOR SALE

\$475,000

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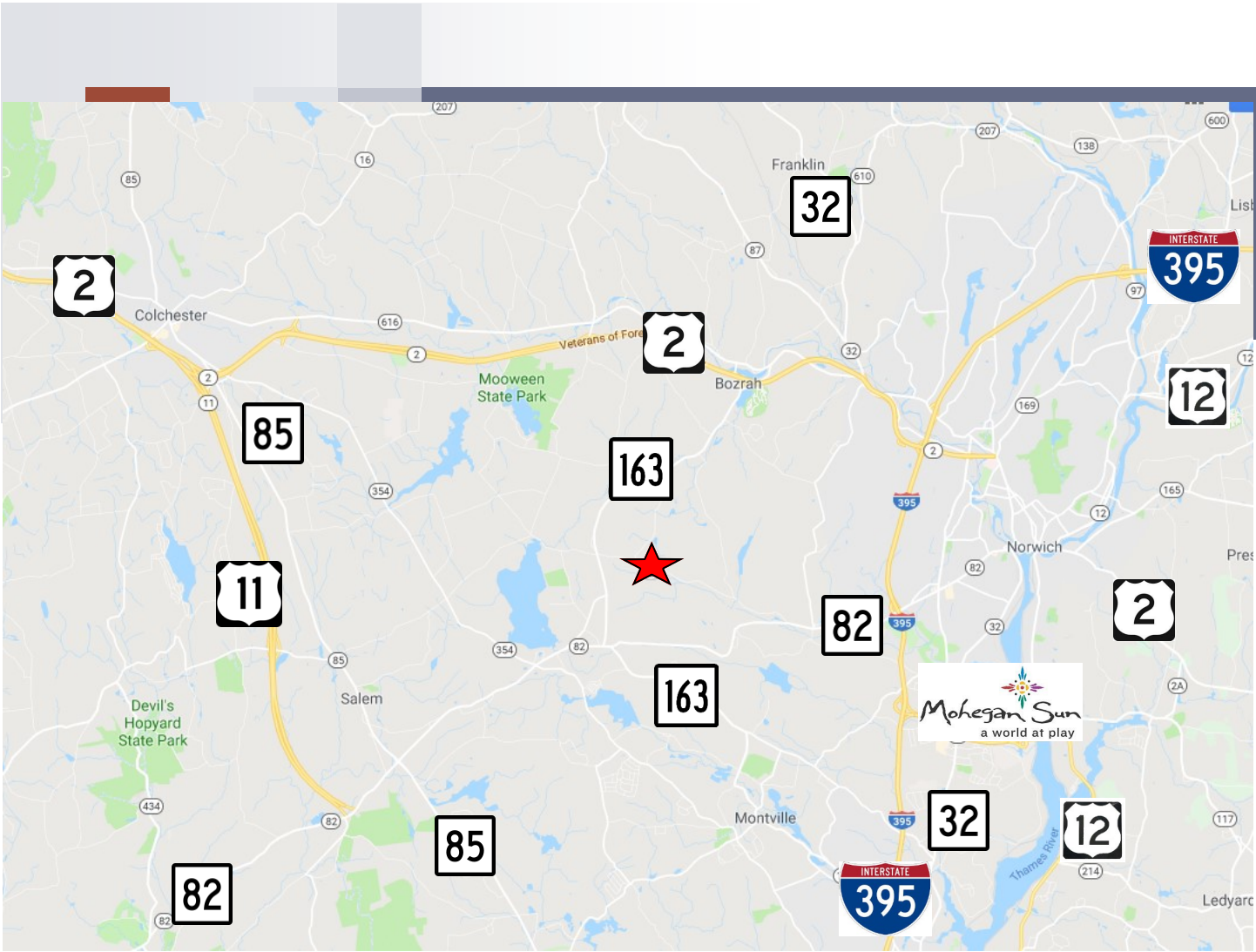
Pequot Commercial

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860-444-6661 Fax

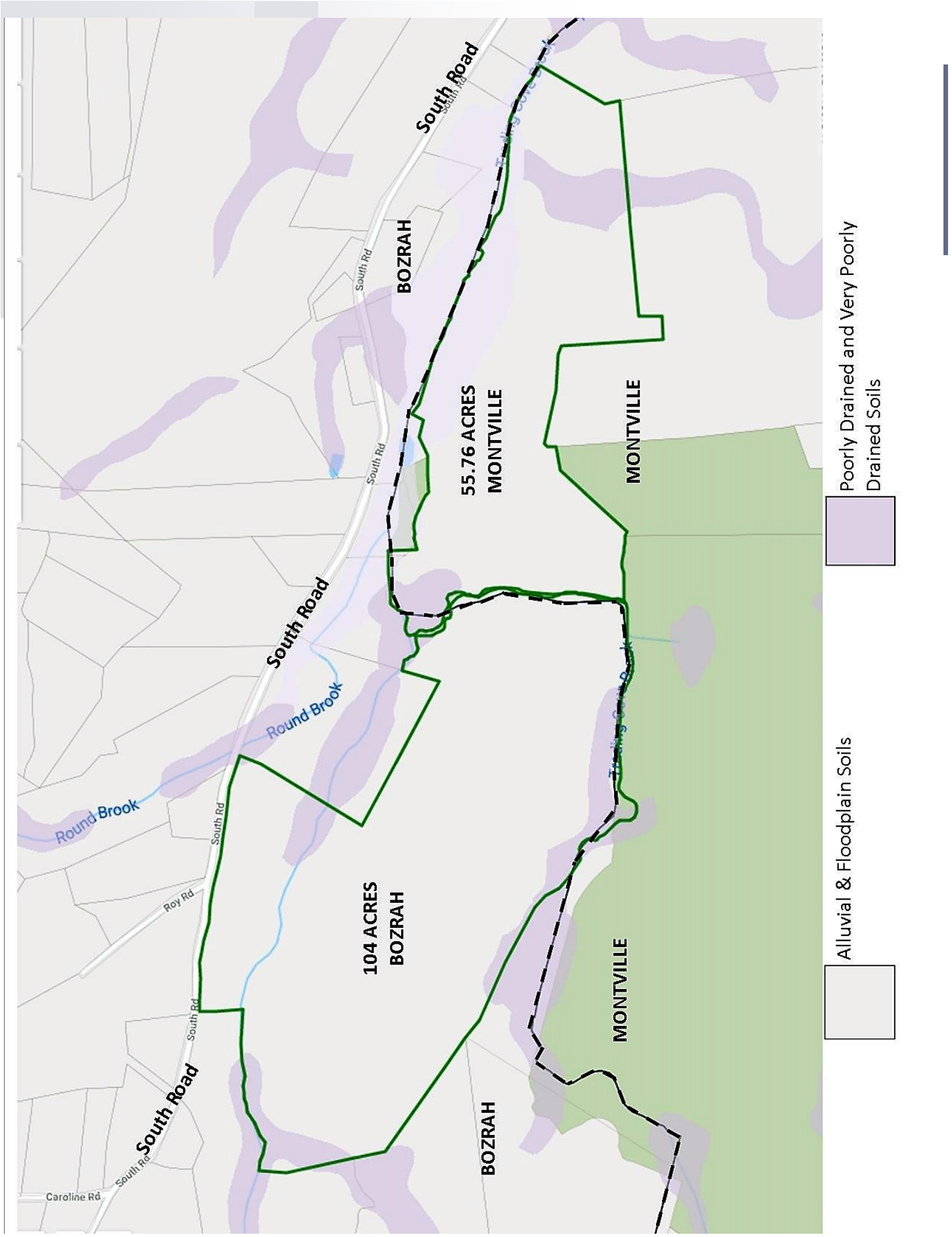
- » Two parcels totaling 159+/- Acres:
 - 0 South Rd., Bozrah with 104 Acres
 - 0 Walker Rd., Montville with 55.76 Acres
- » Zones: Bozrah RU-1 and Montville LI
- » 1,580' Road frontage of Bozrah parcel (Montville has easement from South Road)
- » Well and Septic required
- » Possibility of buildable lots on direct South Road frontage

The land is mostly forested with a yet undetermined amount of mineable stone. A small sample of the stone was tested. It meets CT DOT Form 816 M.02.02 specification of not more than 50% loss to abrasion. The 23% material loss is comparable to that of two of the biggest suppliers in Connecticut.



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	22,702	106,730	395,757
Total Households	9,269	44,204	164,582
Household Income \$0—\$30,000	13.74%	16.28%	16.95%
\$30,001-\$60,000	22.20%	23.37%	22.19%
\$60,001-\$100,000	27.07%	26.19%	25.56%
\$100,001+	36.98%	34.16%	35.29%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

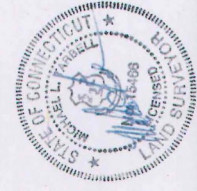


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PLAN OF LAND
 PREPARED FOR
BETTY OUS & EDWARD GLEMBOSKI
 SOUTH ROAD BOZRAH, CONNECTICUT

SCALE: 1" = 500' DATE 10-06-08



Prepared by Tarbell, Helnitz & Assoc. Inc.