Farm and Forest Land with Rich Soils

Walnut and Larch Drive | Windsor, CT | 13.3± Acres



For more information, please contact:

Keith Ross
Luxury Real Estate Agent
kross@landvest.com
M: 978.544.5767

Cody Ross
Luxury Real Estate Agent
kross@landvest.com
M: 978.257.5402

24 Bridge Street Suite 202, Manchester-by-the-Sea, MA 01944
www.landvest.com

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. C8000597

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

INDEX

A. STATEMENT OF LIMITATIONS..... 3

B. SUMMARY OF IMPORTANT FACTS..... 4

C. PROPERTY IDENTIFICATION..... 5

1. Windsor CT Description

2. Property Description

D. REGULATORY FACTORS..... 8

1. Zoning

2. Wetlands

3. Flood Zones

4. Rare Species: Priority and Estimated Habitat

5. Environmental Conditions

APPENDICES

A. Photographs

B. Maps and Plans

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 13.3+/-acres of land.The property islocatedalong Walnut and Larch Drive in Windsor, Connecticutand is currently offered for sale byLandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part.Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied by an authorized employee of LandVest, Inc. LandVest, Inc. by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	13.3+/- acres of high-quality farmland, much of which has naturally grown back into forest. The property iscomprisedof 16 lots originally created as part of the adjacent subdivision but never sold. Most of the lots are now zoned Agricultural.
Property Location:	Walnut and Larch Drive Windsor, CT
Assessor Map & Lots:	see attached spreadsheet
Record Owners:	Riverbend Development CT, LLC
Recorded Deeds:	see attached spreadsheet
2025 Assessment:	$121,030
2026 Property Taxes:	$3,443.3($28.45/M)
Zoning:	The propertyislocated intheAgricultural District and a few acres in theR-10ResidenceZoning District.
Wetlands:	See attached maps
FloodZones:	See attached maps
Utilities:	Electric at the street. Septic and water are private.

C. PROPERTY IDENTIFICATION

TOWN OF WINDSOR DESCRIPTION

Windsor is a town in Hartford County, Connecticut, United States, and was the first English settlement in the state. It lies on the northern border of Connecticut's capital, Hartford. The population of Windsor was 29,492 at the 2020 census.

Poquonock (/pə'kwɒnək/) is a northern area of Windsor that has its own zip code (06064) for post-office box purposes. Other unincorporated areas in Windsor include Rainbow and Hayden Station in the north, and Wilson and Deerfield in the south.

The Day Hill Road area is known as Windsor's Corporate Area, although other centers of business include New England Tradeport, Kennedy Industry Park and Kennedy Business Park, all near Bradley International Airport and the Addison Road Industrial Park. The Connecticut River defines Windsor's east border. The city of Hartford, the capital of Connecticut, is adjacent to Windsor to the south. The town of Windsor Locks, home of Bradley International Airport, is adjacent to Windsor to the north. Prior to its incorporation in 1854, it was known as the Pine Meadow section of Windsor. The towns of East Windsor and South Windsor are on the east side of the Connecticut River. The town of Bloomfield is to the west. The town of East Granby is to the northwest.

The Farmington River joins the Connecticut River in Windsor. The Farmington River is dammed in the northwest corner of Windsor to form the 234-acre (0.95 km2) Rainbow Reservoir. (Adapted from Wikipedia)

TOWN OF WINDSOR HISTORY

In the summer of 1640, an event took place that would forever change the boundaries of the Connecticut River Valley. During a grain famine, the founder of Springfield,William Pynchon,[11]was given authority by Windsor and Hartford to negotiate a price for grain for the three settlements with the natives. First, the natives refused to sell grain at the usualmarket price, andthen refused to sell it at "a reasonable price". Pynchon refused to buy it, attempting to teach the natives a peaceful lesson about integrity and reliability. Windsor's cattle were starving, however, and the citizens of Hartford were furious. With Windsor's consent, Hartford commissioned the famous Indian fighter John Mason to travel to Springfield with "money in one hand and a sword in the other" to threaten the natives, and thereby force thegrain trade. The natives capitulated and ultimately sold their grain. After "negotiating the trade", Mason refused to share the grain with Springfield, and, to add further insult, insisted that Springfield pay a tax when sailing ships passed Windsor. Outraged, Springfield forever sided with theMassachusetts Bay Colony, a faraway theocracy based inBoston, rather than with the Connecticut Colony, which was much closer geographically and far more compatible

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

SITE DESCRIPTION

The property is located close to the Bradley Airport and was a portion of a previous subdivision that was not completed. The individual lots vary in size but have now been combined into one property. The zoning for most of the property was changed to Agriculture with a few acres at the north end remaining in the R-10 residential district. The roads that were on paper to support these lots were not constructed. The Agricultural District does allow for a single home and barns and associated structures to support agricultural uses. The underlying soils are high quality Windsor Loamy Sand 0-3% that have been allowed to regrow into a forest of White pine and hardwoods. The unique properties of Windsor loamy sand make it exceptionally well-suited for tobacco production, particularly for wrapper-grade leaves:

Excellent Drainage and Aeration: Tobacco plants require well-aerated soil and "do not like wet feet" (saturated roots). The excessive drainage and sandy texture of Windsor soil prevent waterlogging and allow roots to develop deeply and fully.

Texture and Leaf Quality: The light, sandy nature of the soil tends to produce a lighter-colored, thinner, and finer-grained leaf, which is highly desirable for cigar wrappers. Heavier soils can result in darker, heavier, and less desirable leaves.

Nutrient Management: While the soil is naturally low in organic matter and nutrients and prone to leaching, this allows farmers to precisely control the nutrient levels through fertilization. Careful management of nitrogen levels, for example, is critical for achieving a high-quality crop.

- **Ideal Topography:** The nearly level 0-3% slope of the land minimizes runoff, and the broad, flat river valley topography helps create microclimates that, combined with the soil, are optimal for growth.
- **Excellent Drainage and Aeration:** Tobacco plants require well-aerated soil and "do not like wet feet" (saturated roots). The excessive drainage and sandy texture of Windsor soil prevent waterlogging and allow roots to develop deeply and fully.
- **Texture and Leaf Quality:** The light, sandy nature of the soil tends to produce a lighter-colored, thinner, and finer-grained leaf, which is highly desirable for cigar wrappers. Heavier soils can result in darker, heavier, and less desirable leaves.
- **Nutrient Management:** While the soil is naturally low in organic matter and nutrients and prone to leaching, this allows farmers to precisely control the nutrient levels through fertilization. Careful management of nitrogen levels, for example, is critical for achieving a high-quality crop.
- **Ideal Topography:** The nearly level 0-3% slope of the land minimizes runoff, and the broad, flat river valley topography helps create microclimates that, combined with the soil, are optimal for growth

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

Assesment and Appraisal Values

	Address	Acres	2025 Assessed	2025 Appraised	Land use code
1	84 Larch	2.22	$ 13,160.00	$ 18,800.00	131
2	71 Walnut	2	$ 12,530.00	$ 17,900.00	131
3	59 Larch	1	$ 5,950.00	$ 8,500.00	131
4	47 Larch	0.5	$ 5,320.00	$ 7,600.00	131
5	46 Walnut	0.74	$ 10,150.00	$ 14,500.00	130
6	43 Walnut	0.54	$ 8,890.00	$ 12,700.00	130
7	42 Walnut	0.54	$ 8,890.00	$ 12,700.00	130
8	41 Larch	0.5	$ 2,940.00	$ 4,200.00	131
9	39 Walnut	0.48	$ 8,470.00	$ 12,100.00	130
10	38 Walnut	0.46	$ 8,330.00	$ 11,900.00	130
11	35 Walnut	0.55	$ 8,890.00	$ 12,700.00	130
12	34 Walnut	0.57	$ 9,030.00	$ 12,900.00	130
13	32 Larch	0.84	$ 4,970.00	$ 7,100.00	131
14	31 Larch	1	$ 5,950.00	$ 8,500.00	131
15	28 Larch	0.85	$ 5,040.00	$ 7,200.00	131
16	24 Larch	0.43	$ 2,520.00	$ 3,600.00	130
		13.22	$ 121,030	$ 172,900	

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

Windsor CT zoning regulations can be found here:

WETLANDS

see Site Analysis map above.

FLOOD ZONES

see Site Analysis map above.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

see Site Analysis map above.

ENVIRONMENTAL CONDITIONS

Beyond the restrictions by zoning and local conservation commission there are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

APPENDICES

A. Photographs

B. Maps and Plans

Walnut and Larch Drive

Property Photographs





24 Bridge Street Suite 202, Manchester-by-the-Sea, MA 01944

www.landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. C8000597















Indus Realty Trust Windsor Lots

Windsor, CT

Base Plan Orthophotograph

LEGEND

- Subject Property - 13.22 ±Ac
- Adjacent Properties
- Protected Land
- Contours (ft)



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 12/02/25

Project Number: CT0168-CG

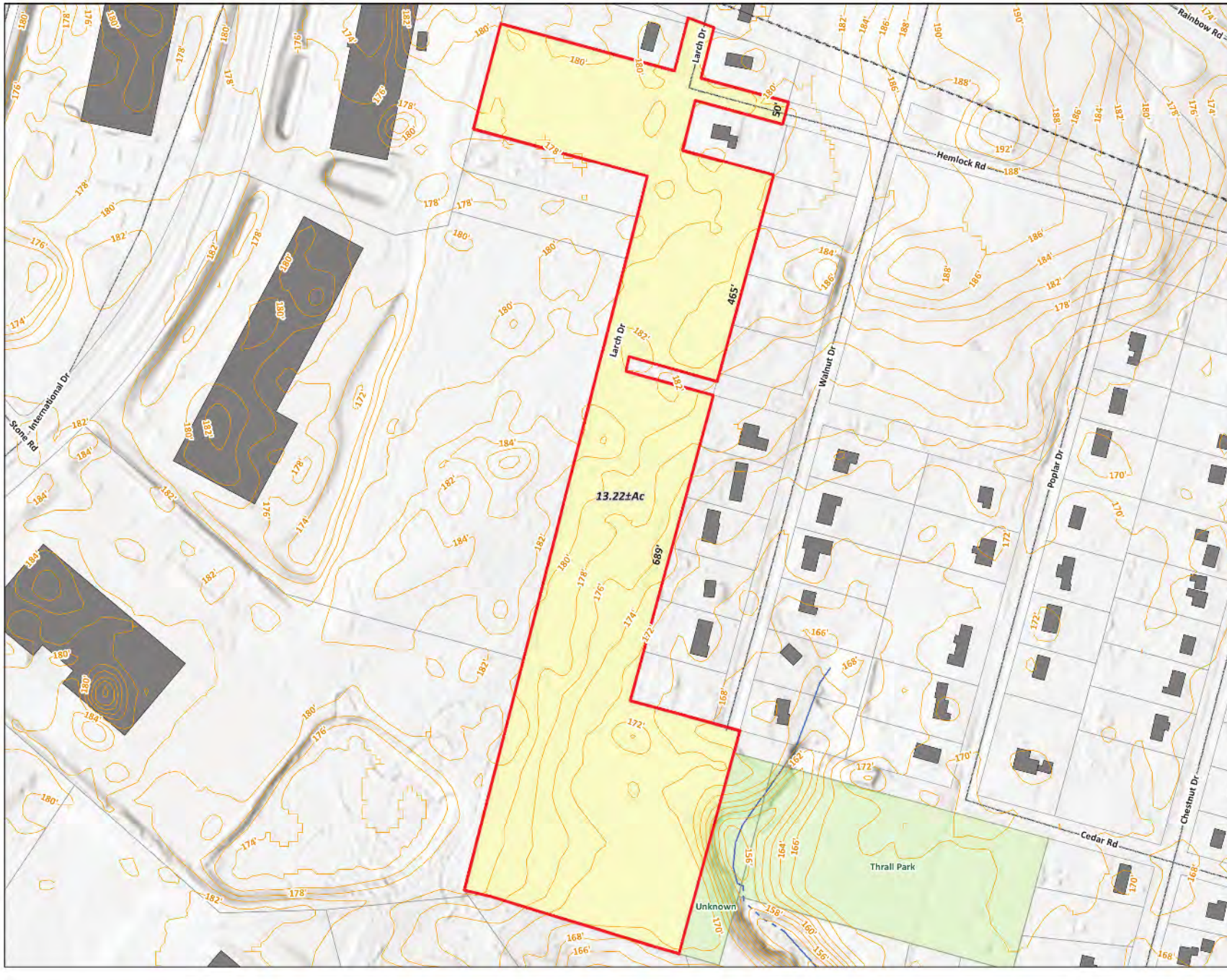
0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0168-CG primo one parcel



Indus Realty Trust Windsor Lots

Windsor, CT

Base Plan

LEGEND

- Subject Property - 13.22 ±Ac
- Adjacent Properties
- Protected Land
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 12/02/25

Project Number: CT0168-CG

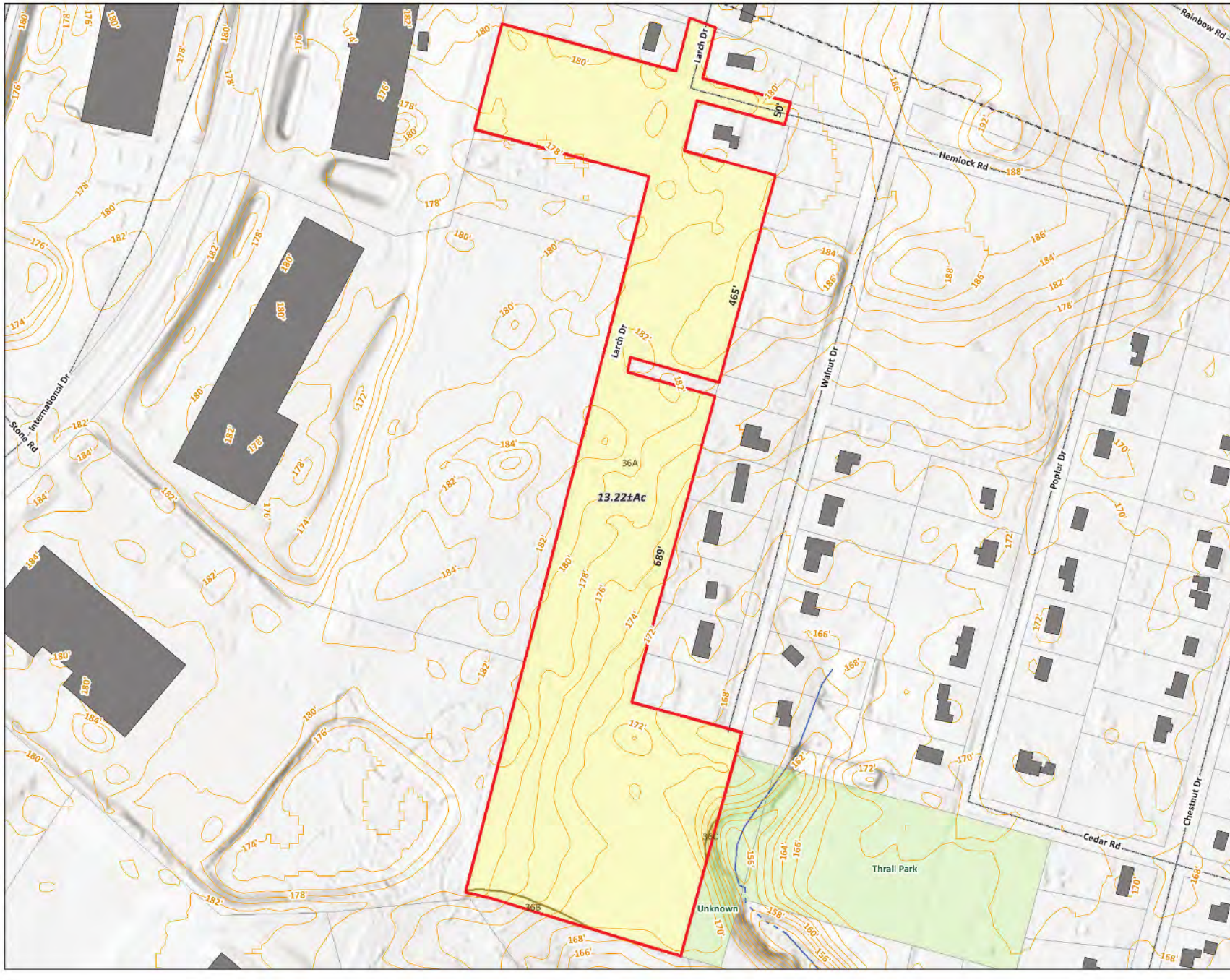
0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0168-CG lease one parcel



Indus Realty Trust Windsor Lots

Windsor, CT

Site Analysis Plan

LEGEND

- Subject Property - 13.22 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 12/02/25

Project Number: CT0168-CG

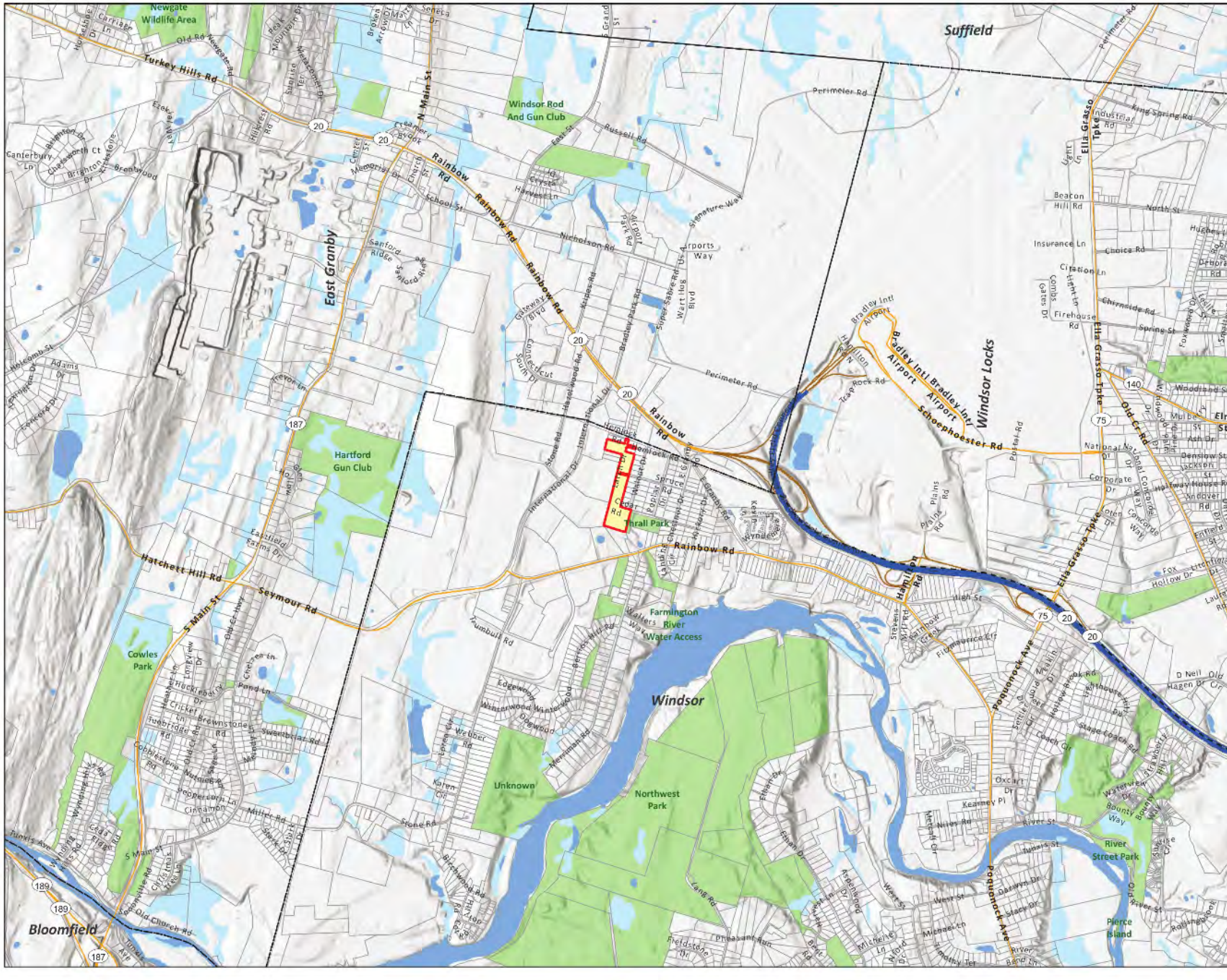
0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0168-CG site analysis one parcel



Indus Realty Trust Windsor Lots

Windsor, CT

Conservation Context

LEGEND

- Subject Property - 13.22 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 12/02/25

Project Number: CT0168-CG

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0168-CG conservation context one parcel

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE