

LOCATION / DESCRIPTION

Old Colchester Road
Oxoboxo Lake, Oakdale, CT

- On Oxoboxo Lake in Eastern Connecticut, between Hartford, New London, and Norwich.
- 34 Homesites - Prime lake frontage and upland forest, field and brooks.
- 241 Acres - Varied landscape with extensive protected open space throughout the property.

HOMESITES

1.7 to 31.6 acres

- Greenbelt assures each homeowner access to 120 acres of natural lands and Oxoboxo Lake.
- Strict quality control of all construction and tree cutting.
- Designed to take advantage of the land's natural assets and to provide privacy and minimal intrusion from neighboring views.

CONSERVATION

200 acres of protected land

- Qroe's conservation easement ensures that much of Oxiby Farm will remain in its natural state.
- Easements and restrictive covenants protect the environment and the homeowner's investment.

O X I B Y F A R M



DIRECTIONS

From I-395, take Route 82 West to Old Colchester Road.

From Route 11, take Route 82 East to Old Colchester Road.

Travel south on Old Colchester Road to Red Barn on the left. (approximately 1.5 mile.)

O X I B Y F A R M



O X O B O X O L A K E , O A K D A L E , C T

Created by:

Oxiby Farm LLC
29 Front Street
Nashua, New Hampshire 03064
phone 603.579.4730 fax 603.579.4731
www.qroefarm.com

A QROE  FARM PRODUCT

O X I B Y F A R M



Nestled
in the
wooded
hills

of Eastern Connecticut in Oakdale,
Oxiby Farm is off the beaten path,
yet an easy commute to New
London, Hartford and Norwich via
Interstate 395 or Route 2. New
Haven, Providence and Worcester
are all about an hour's drive. The
property borders 164-acre Oxoboxo
Lake, head waters of the Oxoboxo
River, which powered 18th and
19th century mills and served Chief
Uncas and the Mohegan tribe
during the early 1700's. Oxiby
Farm, developed along Qroe Farm's
innovative, environmentally
sensitive land use guideline,
provides privacy and convenience
for homeowners.

DESCRIPTION

With 34 homesites carefully arranged on 241 acres of former farmland, Oxiby Farm includes roughly 200 wooded acres in protected open space. The land is varied with prime lake frontage, upland forests of oak, birch, hickory and maple and old pastures stitched by stone fences throughout. Logging trails provide access for resident hikers and riders to back country acreage with the classic New England look. A wooded island in Oxoboxo Lake will serve Oxiby Farm residents for picnicking and as access to boating and fishing.

CONSERVATION

Of Oxiby Farm's 241 acres, 200 acres will be protected by conservation easements developed by the Qroe Farm Corporation with its unique concept of development. Each lot will be protected by buffers designed to ensure privacy in perpetuity. No matter how large or small one's lot, each owner will have access to some 170 acres of land in Greenbelt, equivalent to having your own private park.



HOMESITES

1.7 to 31.6 acres

The homesites are designed to assure privacy, beauty and value. The lots vary in price and size with hillside, lakefront and woodland parcels. Oxiby Farm is also designed to engender a sense of community with common access to Greenbelt acres woven throughout the homesites. Each parcel is also designed to take advantage of its natural surroundings including woodlands, stone walls, brooks and wetlands. Strict controls over new construction will ensure quality and variety to protect each homeowner's investment.

