

September 2026

72 Wood Road

Hartford, VT

\$1.3M

Commercial/Residential on 9.1 acres

MLS #506 4425



Home/Buildings/9.1 acres/Water View — frontage on US Route 4

US Route 4 in Vermont - the east/west corridor from I-89 and the Killington Ski Area – between Quechee and Woodstock. Minutes from Dartmouth College in Hanover, NH; the intersection of I-89 and 91 at the Connecticut River; near the DH Medical complex/Cancer Center in Lebanon, NH; and the VA Hospital in White River Junction.

1.5 story Cape (3 bedroom/2 bath - 2,334 sq ft) from 1850, numerous outbuildings. The site of a very successful farmers market for many years, then Fool on the Hill, a gift/crafts business. Main barn, 3 large sheds (1,440 sf - 810 sf - 500 sf) suitable for outdoor events. Silos with folk-art handmade metal roofs. Water views of the Ottauquechee River and a pond. Tillable organic soil surrounds the farm stand sheds. Plans for development can be available to accepted BUYER w/agreement.

more info >



Farm Stand shed with ample parking area.



Post and beam main barn – attached barn and stables.



72 Wood Road in Hartford, VT 05001



A total of 9.1 acres, fronting on US Route 4 at the Hartford/Hartland town line, above the flood plain of the Ottauquehce River.

[property details/contact info >](#)

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Excerpt from ZONING REGULATIONS

RL-3 RURAL LANDS THREE ZONING DISTRICT

Permitted Uses

Agriculture Dwelling unit, single

Permitted Upon Issuance of a Conditional Use Permit

Bed-and-breakfast	Campground	Cemetery
Day-care facility	Dwelling unit, two	Farmstand
Home business	Kennel	Place of worship
Public facility	Recreational facility	School

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