



**RED FOX FARM - FALLS VILLAGE, CT
OFFERED AT \$2,200,000 - WEB ID# JHA143**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: info@harneyassoc.com

www.harneyassoc.com

Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

LAND

Location: 87 Beebe Hill Road, Falls Village, CT
MLS#: Not Available
Land size: 72 +/- Acres
Map: 4, **Lot:** 15/2
Vol: 68, **Page:** 108
Zoning: R80Farm
Topography: Rolling, high open land and forest
Improvements: None
Development Status: Perc tests only
Easements: None known
Sewer: None
Water: None
Mil Rate: 29.5 **Taxes:** TBD **Date:** 2007
Please verify current taxes
Offered at : \$2,200,000

DESCRIPTION:

Red Fox Farm - An inviting 72 acre parcel in a convenient location near the center of Falls Village, CT. The land can best be described as rolling, high fields with forests and panoramic 180 degree views to the south and west. The parcel, which has no restrictions, has the potential as an equestrian estate property or its continued use for farming and future sub-division. To maintain the R80Farm zoning status, the land must continue to some degree to be used for farming.

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