



**28.65 PASTORAL ACRES - FALLS VILLAGE, CT  
OFFERED AT \$275,000**



**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](mailto:info@harneyassoc.com)**

**[www.harneyassoc.com](http://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.

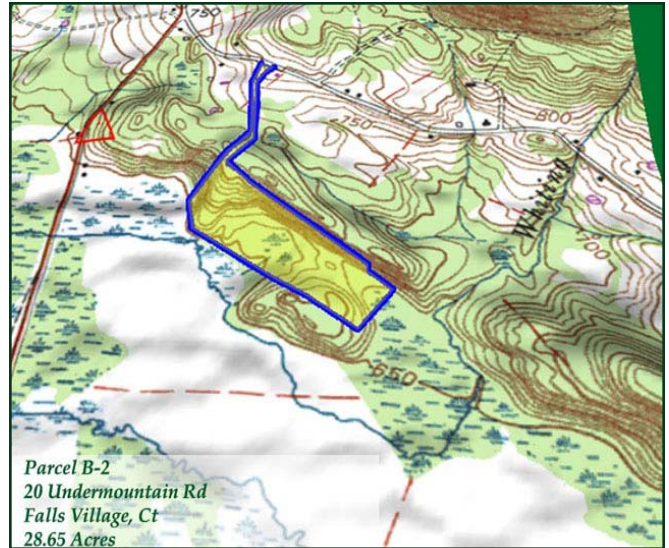
LAND

**Location:** 20 Undermtn. Road, Falls Village, CT  
**Land size:** 28.65 acres  
**Map:** 08, **Lot:** 26/2  
**Vol:** 60, **Page:** 001  
**Zoning:** R-80  
**Easements:** None known  
**Survey # :** On file in office  
**Waterfront::** None  
**Driveway:** Crushed rock (to first building site)  
**Topography:** Gently sloping, westerly views  
**Engineering Test :** Yes  
**Sewer:** Septic required  
**Water:** Well required  
**Exclusions:** None known  
**Mil Rate:**19.5 **Date:** 2009  
**Taxes:** \$1,786 **Date:** 2009  
**Please verify current taxes**  
**Offered at:** \$275,000

DESCRIPTION:

Located off of Undermountain Road, this parcel offers 28.65 acres of pastoral land. A long crushed stone driveway from the main road provides entry and ample privacy. There are several high building sites, along with an approved building site for a single residence. The land is sloping with western views. In the heart of the Tri-State region, the land is close to Falls Village, Canaan, and the Berkshires.

**Property ID# JHA61**



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