



**28.65 PASTORAL ACRES - FALLS VILLAGE, CT
OFFERED AT \$500,000**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

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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: 29.5 **Date:** 2006
Taxes: \$2,702 **Date:** 2006
Please verify current taxes
Offered at: \$500,000

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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