



**INDIAN ORCHARD ROAD ACREAGE - LAKEVILLE, CT
WEB ID# JHA71 - OFFERED AT \$200,000**



**JOHN HARNEY
ASSOCIATES, LLC**

**REAL ESTATE BROKERAGE
7 ACADEMY STREET, SALISBURY, CT 06068
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LAND

Location: Indian Orchard Rd., Lakeville, CT
Land size: 3.11 acres
Map: 9, **Lot:** 18
Vol: 127, **Page:** 38
Zoning: RR-1
Easements: 50' Right of Way
Survey#: 1204
Improvements: None
Road Surface: Paved, Gravel
Topography: Steep pitch to south
Development Status: Septic Feasibility Letter on file
Engineering Tests: Yes, Perc-tested & Deep Hole
Water: None
Septic: None
Exclusions: None known
Mil Rate: 9.5 **Date:** 2009
Taxes: \$ 1,234 **Date:** 2009
Please verify current taxes
Offered at: \$200,000

DESCRIPTION:

Facing towards the southwest, these 3.11 acres of high, wooded land off Indian Orchard Road have long, bright views which can be enhanced with clearing of the lot. The land has been perc-tested and has a septic feasibility report stating that the land will hold a three bedroom house. Located near the CT / NY state line, this property is a short distance from the towns of Lakeville and Millerton.

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