



**46.4 ACRES HIGH SALISBURY LAND - LAKEVILLE, CT  
OFFERED AT \$950,000 - WEB ID# JHA172**



**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:** Belgo Rd., Lakeville, CT  
**Land size:** 46.4 +/- Acres  
**Map:** 09, **Lot:** 33/3  
**Vol:** 187, **Page:** 27  
**Survey#:** 2363  
**Zoning:** Residential  
**Easements:** None Known  
**Driveway:** Gravel  
**Improvements:** Perc Engineering Test done  
**Topography:** High series of ridges and ledge, wooded.  
**Sewer:** None  
**Water:** None, Well needed  
**Exclusions:** None Known  
**Mil Rate:** 9.5 **Date:** 2009  
**Taxes:** \$6,509 **Date:** 2009  
**Please verify current taxes**  
**Offered at:** \$950,000

DESCRIPTION:

A rare opportunity for a high parcel which features a building site with long southwest views on the flank of Bird Peak and views to the west of the Catskills. The land is rolling with many scattered stonewalls and a stream that comes down the center of the parcel. Engineering tests have been completed and are available for review.

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