



**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

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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: 9.3 **Date:** 2008

Taxes: \$6,371 **Date:** 2008

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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