



**LITCHFIELD LAND 13.75 +/- ACRES - LITCHFIELD, CT
OFFERED AT \$117,500 - WEB ID# JHA202**



**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.

RURAL RESIDENTIAL - LAND

Web ID# JHA202

Location: Marsh Rd., Litchfield, CT

MLS#: L131422

Land Size: 13.75 +/- Acres

Map: 22, **Lot:** 42

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Zoning: R-80

Property Type: Land

Restrictions: Powerlines

Development Status: Undeveloped

Engineering Tests: Perk Tested 10/08 and 06/09

Topography: Rolling to steeply sloping

Soils: Shallow soils with ledge outcroppings

Electric: At street

Cable: At street

Survey: Not filed

Mil Rate: 21.9 **Date:** 2009

Taxes: \$2,320 **Date:** 2009

Please verify current taxes

Offered at: \$117,500

DESCRIPTION:

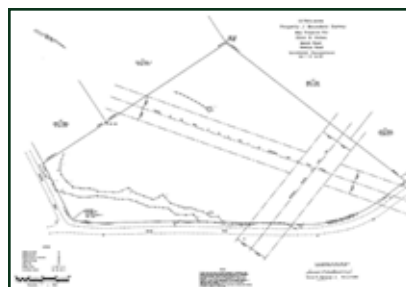
This land parcel, consisting of 13.75 +/- acres, has rolling to steeply sloping topography. The parcel has been perk-tested and has a site plan for a three bedroom home. The property is wooded and has limited clearing from the entrance.

There are great southwest views and it is only minutes from the Campville exit of Route 8.

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