



**513+/- SIMPLY EXQUISITE ACRES - LAKEVILLE, CT
OFFERED EXCLUSIVELY AT \$12,000,000 - WEB ID# JHA203**



**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

Location: Millerton Rd., Lakeville, CT

Type: Exclusive Listing

Land Size: 513 +/- Acres

Map: 5, **Lot:** 38

Vol: 166, **Page:** 909

Zoning: R-80 Residential, 2 Acre Minimum

Property Type: Land

Easements: 90 Acre Conservation Easement

Right of Way: Subject to ROW of an extension of Diamond Road, found in Vol 80, Page 517/518

Improvements: House, Barn and other Outbuildings

Survey #: None known

Status: Undeveloped

Electric: Undeveloped (At Dimond & Millerton Rd)

Sewer: Undeveloped

Water: Well

Exclusions: None known

Mil Rate: 9.5 **Date:** 2009

Taxes: \$1,253 (PA490) **Date:** 2009

Please verify current taxes

Exclusively Offered at: \$12,000,000

For more information on this property please direct your calls to either Listing Agents - John Harney or Chip Hoben.

DESCRIPTION

This 513+ acre parcel in Lakeville, Connecticut is the largest undeveloped agricultural parcel currently available in Litchfield County. This secluded farmland is for the most part southwest sloping with large rolling corn fields, meadowlands, a pond, brooks and is ringed with high wooded elevations. There are long bucolic views from most locations of the farm. A ninety acre portion of the farm is the subject to an agricultural easement limiting its development. **Web ID# JHA203**



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