



**89+ ACRES IN SHARON, CONNECTICUT  
SHARON, CT - OFFERED AT \$1,800,000**



**JOHN HARNEY  
ASSOCIATES, LLC**

**REAL ESTATE BROKERAGE**

**7 ACADEMY STREET, SALISBURY, CT 06068**

**TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: [info@harneyassoc.com](mailto:info@harneyassoc.com)**

**[www.harneyassoc.com](http://www.harneyassoc.com)**

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.

**FARMLAND ACRES**

**Location:** 89 West Woods Rd., Sharon, CT

**Land Size:** 89.73 +/- Acres

**Map:** 2, Block 25, Lot: 1

**Vol:** 140 **Page:** 640

**Zoning:** Residential

**Property Type:** Contemporary

**Easements:** 50 Ft. Right of Way

**Year Built:** 1995

**Survey #:** 1697

**Square Footage:** 1,600

**Total Rooms:** 6

**BR's:** 2, **BA's:** 1 Full

**Basement:** Unknown

**Attic:** None

**Exterior:** Wood shingle

**Floors:** Hardwood, Carpet, Tile

**Roof:** Composition asphalt shingle

**Garage:** 2 Car, Attached

**Outbuildings:** 576 sq. ft. Barn

**Cooling:** None

**Fireplace:** Wood Stove

**Heat:** Oil Hot Water

**Oil Tank:** 275 Gallon tank

**Electric:** 200 Amp

**Sewer:** Septic

**Water:** Well

**Exclusions:** None known

**Mil Rate:** 10.35 **Date:** 2008

**Taxes:** \$9,485 **Date:** 2008

**Please verify current taxes**

**Offered at:** \$1,800,000

**DESCRIPTION:** Located in an area described as "one of the last wild places in Connecticut" this property is just ninety miles from New York City and fifteen minutes from the Ten Mile River train station. Situated in Litchfield County, the northwest corner of Connecticut, the area is part of the Tri-State region, the convergence of Connecticut, New York and Massachusetts. The land is subdividable with the opportunity to gain significant tax benefits from conservation easements or gifts in character with the surrounding properties.

The property is located high on Skiff Mountain, a significant location in the federally recognized highlands region. This location is comprised of thousands of acres of public and private protected lands as well as large estate properties. This property shares a boundary line with the Skiff Mountain Wildlife Management Area allowing for direct access to 873 acres of open fields, forest and Peck's Pond. In addition the 2,300 acres comprising Macedonia Brook State Park, the almost 800 acre Pond Mountain Trust property on Fuller Mountain, the Appalachian Trail and several hundreds of acres owned by Sharon Land Trust and Kent Land Trust are all readily accessible by horseback, skis or on foot.

The highlights of this land are its privacy, views of the Berkshire mountains to the north and the Catskills to the west from a vantage point of an elevation of more than 1,400 feet, a year round stream, spectacular stone outcroppings, vast Mountain Laurel groves, numerous sugar maple trees, established trails for horseback riding, hiking and cross country skiing. The location affords game hunting and fishing on private and public lands. For the equestrian this location is within easy trailering distance to the events at Millbrook, Fitch's Corner, Riga Meadow, Town Hill and Kent School as well as to the country hunted by the Millbrook, Golden's Bridge and Fairfield County Hunts. The HITS spring, summer and fall shows in Saugerties, New York are just an hour away. The property has a unique 40 x 30, two story "people" (2 bedrooms, a three season porch, 12 x 15 deck to the west and 12 x 15 deck to the south) and "horse" (four 12 x 12 stalls, tack/feed room) residence with a 20 x 20 attached two bay garage, a 24 x 24, two story barn or livestock to run in underneath and hay/equipment storage above, three rail wood (locusts posts, oak rails) fenced pastures and a grass riding area. The main building is suitable for a residence or a caretaker house with a main residence to be constructed to take in the spectacular views.

Taxes for the entire property based on Forest Land Classification under P.A. 490 are \$3,332.00 per year payable quarterly. Exterior of both buildings is cedar shingle, residence has carpet, hardwood, tile and ceramic flooring, hot water baseboard heat, oil fired furnace, 275 gallon tank, propane for cooking, woodstove, half attic in residence and attic over garage, septic, well, 200 amp electric, wired for generator **Property ID# JHA215**



**JOHN HARNEY  
ASSOCIATES, LLC**

**REAL ESTATE BROKERAGE**

**7 ACADEMY STREET, SALISBURY, CT 06068**

**TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: info@harneyassoc.com**

**www.harneyassoc.com**