

**SELLER FINANCING AVAILABLE
SHOWN BY APPOINTMENT ONLY**

**282-318R Old Canterbury Turnpike, Norwich
101.47 Acres in R-80 Zone**



FOR SALE

\$975,000

- ⇒ Acres: 101.47
- ⇒ Frontage: 657 Ft.
- ⇒ Zone: R-80
- ⇒ Taxes: 2,594
- ⇒ 1/2 Mile to 395
- ⇒ Includes a 140'x96'x29'
Fabric Building
- ⇒ 3 Wells, 1 drilled & 2 dug

LYMAN

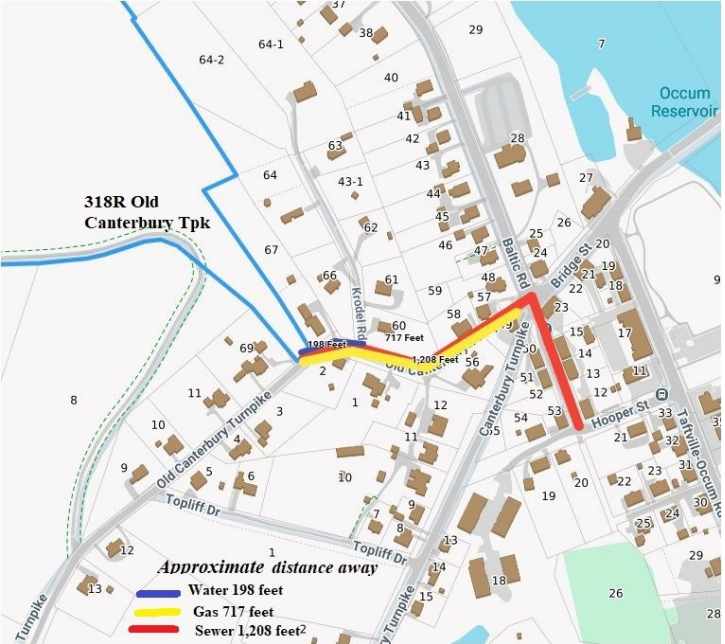
REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

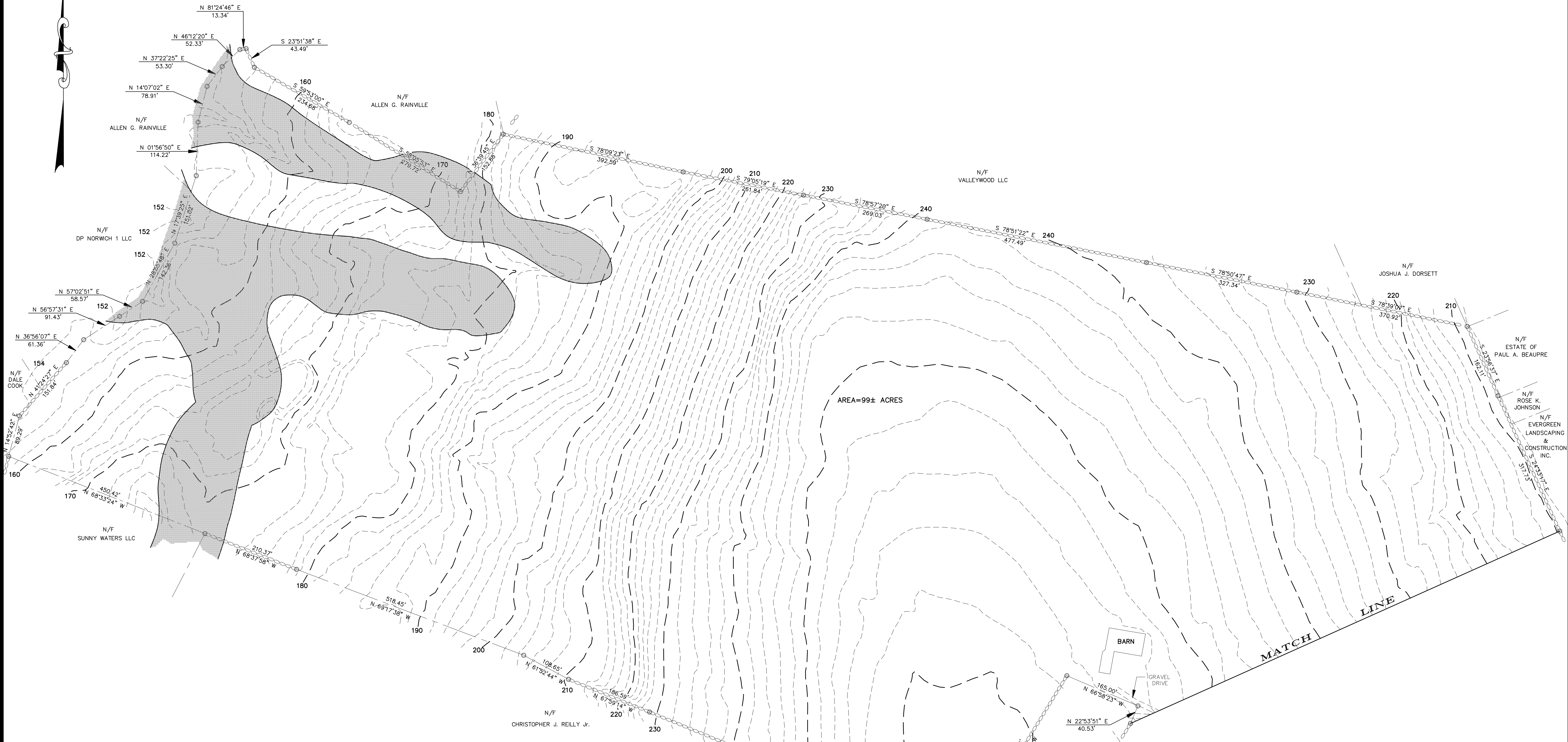
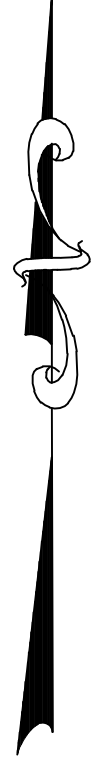
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com

AREA MAP



| Demographics | 3 MILE | 5 MILES | 10 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 13,761 | 45,951 | 96,951 |
| Total Households | 5,811 | 18,874 | 39,038 |
| Average Household Income | \$84,016 | \$82,536 | \$93,029 |

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



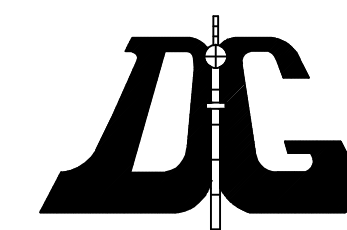
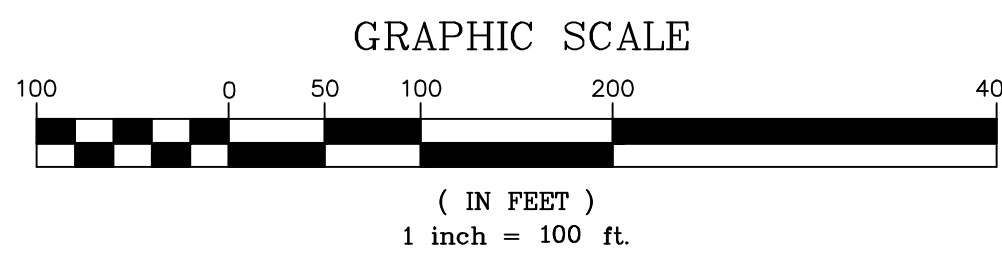
AREA=99± ACRES

MATCH LINE

BARN
GRAVEL DRIVE

LEGEND

- STONE WALL
- PROPERTY LINE
- CONTOUR
- WETLAND SOILS



DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 P.O. BOX 335
 1641 CONNECTICUT ROUTE 12
 GALES FERRY, CT. 06335
 (860) 464-7455
 EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
 PROPERTY OF
REBECCA WAGNER ET AL
 OLD CANTERBURY TURNPIKE
 NORWICH, CONNECTICUT
 SCALE: 1"=100'
 JULY 2023

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 JOB# 23-081.DWG

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THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D", TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
 DATE: JULY 27, 2023