

Land for Sale - 4 Options

Lots #4, #5, #4-1 Somers, CT and #4, #23, #32 Hampden, MA

Option #1: 45 Stafford Road CT MLS #170421583 and MASS MLS #72868629

Lot #4 at 45 Stafford Rd, Somers CT and Lot #5 at 43 Stafford Rd, Somers CT **\$149,900**

1.91 Acres 45 Stafford Rd (Zoned A1– Residential) 155 Ft Frontage, Taxes: \$1,708
1.5 Acres 43 Stafford Rd (Zoned A1 – Residential w/deeded easement onto Lot 4-1 Somers Rd Hampden MA
145 Ft Frontage, Taxes: \$145
Electric, Phone and Cable Utilities are available in the street.

Total Acres 3.41, Total Frontage 301 ft, Total Parcels 2

Town requires a 175Ft frontage to be considered a buildable lot. **Both lots must be sold together.**

(See maps)

Option #2: CT MLS#170421508, Residential

CT MLS #170421492, Commercial and MASS MLS#72868617

Lot #4, #5 and #4-1 combined for a total package **\$299,000**

43 & 45 Stafford Rd Somers, CT and Somers Rd Hampden, MA combined

1.9 Acres at 45 Stafford Rd Lot #4 (Zoned A1 – Residential) 155 feet frontage, Taxes: \$1,708
1.5 Acres at 43 Stafford Rd Lot #5(Zoned A1– Residential) Deeded easement to Lot #4-1 Somers Rd Hampden MA
145 Ft Frontage, Taxes: \$145

28.8 Acres at Somers Rd Hampden MA Lot #4-1 (Zoned B - Business), interior lot, Taxes: \$1,133

Residential and Business land bundle

Electric, Phone and Cable Utilities are available in the street.

Total Acres 32.21, Total Frontage 301 ft, Total Parcels 3

*A portion of this land is considered wetlands.

*Currently a farmer grows crops on 6-7 acres and pays \$1600 per year to owner.

***Farmer uses two 5 acre upland parcels for farming.**

The farmer gives the owner free corn and hay. The farmer has a large operation that sells vegetables to Big Y.

There is No Contact in place; only handshake agreement. The farmer has farmed the land now for 20 years.

(See Maps)

Option #3: MLS#170445429, Commercial – CT

MLS# 72909136, Commercial – MA

\$699,000

**Lot #4 at Rear Somers Rd, Hampden MA along with Lot #23 Potash Hill Lane Hampden, MA
and Lot #32 Martin Farm Rd Hampden, MA; both of which provide access to Lot #4
Rear Somers Rd Hampden, MA**

**This parcel is sold with Martin Farm Rd and Potash Hill Lane which are entrances
onto Rear Somers Rd property.**

94.7 Acres Rear Somers Rd Lot #4(Zoned B – Business) Taxes: \$3742

0.98 Acres Martin Farm Rd Lot #32(Zoned R4 and R6 – Residential) Taxes: \$140, 225 ft frontage

0.6 Acres Potash Hill Lane Lot #23(Zoned R4– Residential) Taxes: \$155, 150 ft frontage

Electric, Phone and Cable are available in the street. Electricity is being run from street in MASS onto the land for use at the Solar Farm.

Total Acres 96.28, Total Frontage: 375 ft, Total Parcels: 3

Business currently using property:

Solar Farm – Being built on 25 acres and has a 20 year contract.

This should be completed in July 2022.

Solar company will pay annual Property Tax for all Mass land purchased in this transaction.

Once arrangement is complete a new contract can be restructured. Solar Farm located in the lower south portion of Rear Somers Rd.

(See maps)

Option #4: MLS#170445468, Commercial, CT

MLS#72909116, Commercial, MA

\$999,000

**Lots #4 at 45 Stafford Rd, Somers CT, Lot #5 43 Stafford Rd Somers, CT, Lot #4-1 Somers Rd
Hampden, MA, Lot #4 Rear Somers Rd Hampden, MA, Lot #23 Potash Hill Lane Hampden MA and
Lot # 32 Martin Farm Rd Hampden, MA**

Total Combined package of options 1-4 ,

Electric, Phone and Cable are available in the street. Electricity is being run from street in MASS onto the land for use at the Solar Farm

Total Acres: 128.49, Total Taxes: \$7,023, Total Parcels: 6, Total Assessment \$377,500, Total Frontage 675 Ft

(See Maps)

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