



# KLEMM REAL ESTATE

LAND HO!



## PREMIUM & PRIVATE BROKERAGE

THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2017



**105± ACRES**  
**NEW MILFORD/WASHINGTON**  
105± Acres. Substantial Walker Brook Frontage. Fantastic House Sites. Views. Meadows. Pond. Stream. Old Stone Bridge & Wood Road. \$1,995,000. Roger Saucy. 860.868.7313.



**59.6± ACRES**  
**WARREN**  
59.6± Acres. Private Location Above Lake Waramaug. All Utilities In. Private Town Maintained Road. Subdivision Possibilities. \$1,600,000. Carolyn Klemm. 860.868.7313.




**28.44± ACRES**  
**WASHINGTON**  
28.44± Acres. 2 Lots. Best Location. Views. Total Privacy. Long Driveway. Lovely Meadows & Woods. Minutes to Green. Must See! \$1,395,000. Peter Klemm. 860.868.7313.

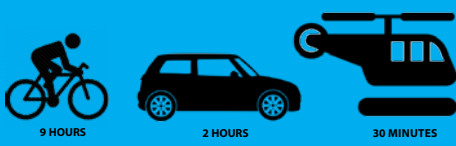


**2± ACRES**  
**WASHINGTON**  
2± Acres. Lake Waramaug Cheeree Point Waterfront. Deep Water Dock. Wooded. Sloping. View. Prime Location. \$879,000. Peter Klemm. 860.868.7313.



**NEW LISTING**  
**22.38± ACRES**  
**BRIDGEWATER**  
22.38± Acres. Private & Quiet Location. Minutes to Town. Long Driveway. Multiple Building Sites. Distant Views. \$795,000. Tim Tierney. 860.868.7313.


**Klemm Announces**  **Helicopter Service**  
**NEW YORK CITY TO LITCHFIELD COUNTY**



**Traffic, What Traffic?**  
MAIDEN FLIGHT MEMORIAL DAY WEEKEND  
[flyblade.com/KlemmLitchfieldCounty](http://flyblade.com/KlemmLitchfieldCounty)



**PRICE IMPROVEMENT**  
**8.9± ACRES**  
**NEW PRESTON**  
8.9± Acres. Panoramic Seasonal Lake Waramaug Views. Level Land. High Elevation. Long Entry. Private. Must See! \$750,000. Peter Klemm. 860.868.7313.



**PRICE IMPROVEMENT**  
**14.69± ACRES**  
**WARREN**  
14.69± Acres. Beautiful Meadow. Private Pond. Great Building Parcel. Estate Area. Potential for 2 Lots. Must See! \$695,000. Peter Klemm. 860.868.7313.



**PRICE IMPROVEMENT**  
**1.1± ACRES**  
**NEW PRESTON**  
1.1± Acres. Deeded Lake Rights. Abuts State Forest. Sunset & Lake Views. Privacy. More Land Available. \$600,000. Peter Klemm. 860.868.7313.



**42± ACRES**  
**BETHLEHEM**  
42± Acres. Plenty of Road Frontage. Open Meadow. Stonewalls. Wooded. Subdivision Possibilities. Rural Location. \$575,000. Sindy Butkus. 203.263.4040.



**PRICE IMPROVEMENT**  
**1± ACRES**  
**NEW PRESTON**  
1± Acres. Deeded Lake Rights. Abuts State Forest. Sunset & Lake Views. Privacy. Subject to Lot Line Revision. More Land Available. \$500,000. Peter Klemm. 860.868.7313.



**52.45± ACRES**  
**LITCHFIELD**  
52.45± Acres. Stunning Mostly Level Land. Open Meadows & Woods. Subdivision Possibilities. Great Opportunity. \$450,000. Cleve Fuessenich. 860.567.5060.



**3.84± ACRES**  
**BRIDGEWATER**  
3.84± Acres. Lovely Parcel. Stonewalls. Beautiful Meadow. Borders Land Trust. Excellent Location. 1.5 Hours to NYC. \$425,000. Carolyn Klemm. 860.868.7313.



**11.35± ACRES**  
**WASHINGTON**  
11.35± Acres. Approved Building Lot. A-2 Survey. Permits. Septic Plan. Drawings. Partial Underground Service. Total Privacy. \$295,000. Tim Tierney. 860.868.7313.



**NEW LISTING**  
**3.5± ACRES**  
**WASHINGTON**  
3.5± Acres. Great Location. Long Driveway. Cleared Land. Secluded Building Site. Legal Description, Survey & Soil Testing Available. \$295,000. Tim Tierney. 860.868.7313.



**NEW LISTING**  
**22.7± ACRES**  
**LITCHFIELD**  
22.7± Acres. Large Peaceful Parcel. Mature Trees. Quiet Road. Near Goshen Town Line. Spectacular Location. \$110,000. Sallie Smith. 203.263.4040.



**1.40± ACRES**  
**NEW MILFORD**  
1.40± Acres. Approved Building Parcel. A-2 Survey Done. Septic Testing & Design Done. Convenient Location. Owner Financing Available. \$90,000. Tim Tierney. 860.868.7313.



**1.41± ACRES**  
**NEW MILFORD**  
1.41± Acres. Approved Building Parcel. A-2 Survey Done. Septic Testing & Design Done. Convenient Location. Owner Financing Available. \$90,000. Tim Tierney. 860.868.7313.



**20.84± ACRES**  
**NEW MILFORD**  
20.84± Acres. Totally Private Wooded Lot. Breathtaking Views. Roughed-in Driveway. Great Location. \$75,000. Tim Tierney. 860.868.7313.

#1 For Selling & Renting Fine Country Properties!

# KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

- 860.435.6789 Lakeville/Salisbury
- 860.567.5060 Litchfield
- 860.354.3263 Roxbury
- 860.364.5993 Sharon
- 860.868.7313 Washington Depot
- 203.263.4040 Woodbury

Local People/Worldwide Connections

[klemmrealestate.com](http://klemmrealestate.com)



klemmland.com

Klemmrentals.com

