

POTENTIAL DEVELOPMENT OPPORTUNITY

220 Middlesex Turnpike (Rt 154), Old Saybrook, CT

110± Acres of Residential Land

With Victorian Farmhouse & Obed Heights Reservoir



Old Saybrook is a desirable coastal community.

Convenient to Routes 1 & 9, less than a ½ mile to I-95 & the Amtrak train station.

Originally known as Fairview Farm, the property features picturesque Obed Heights Reservoir as well as elevated views of the Connecticut River & Long Island Sound.

This rare large acreage parcel offers many opportunities per zoning by right or special permit. Prospective buyers to conduct their own due diligence in regard to desired development or use.

AUCTION: Wed, June 4 at 12pm

Auction Location:
Clark Memorial Field
210 Elm St, Old Saybrook, CT

Site Area: 124± acres per Assessor, 110± acres per 2023 contour survey

Frontage: 270± ft on Rt 154, additional roadways including I-95 abut property

Zoning: Majority is AA-1 with B-4 along Rt 154

Existing Structures Include:

- 7,088± sf GBA / 3,770± sf GLA 2.75-story Victorian farmhouse built circa 1875
- 2,080± sf GBA / 1,248± GLA guesthouse
- 624± sf GBA detached garage

Obed Heights Reservoir:

Originally created in 1880 by Dam (CT 00414) stoppage of Ragged Rock Creek, virtually all of this private reservoir lies within the property with limited access by others including the Obed Heights Association Beach

See Property Information Package:

Utilities, site map, dam information

Parcel ID: 053/002

Site Preview: Wednesday, May 28 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 6, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material

or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning

AUCTIONEERS

In cooperation with Michael Hvizdo of



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Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

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CT REB.0790057

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