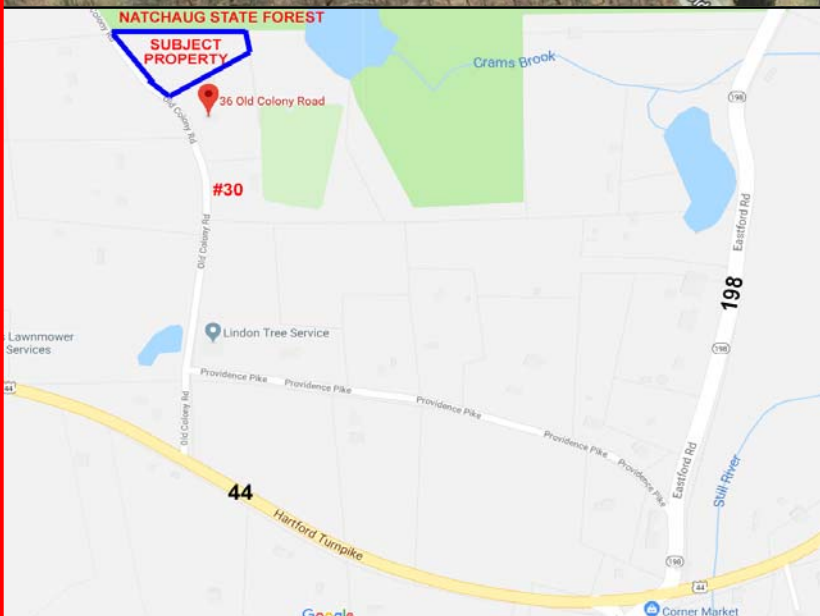


OLD COLONY RD., EASTFORD, CT

1.75 Acres of Residential Land

FOR SALE: \$49,500
IN OPPORTUNITY ZONE



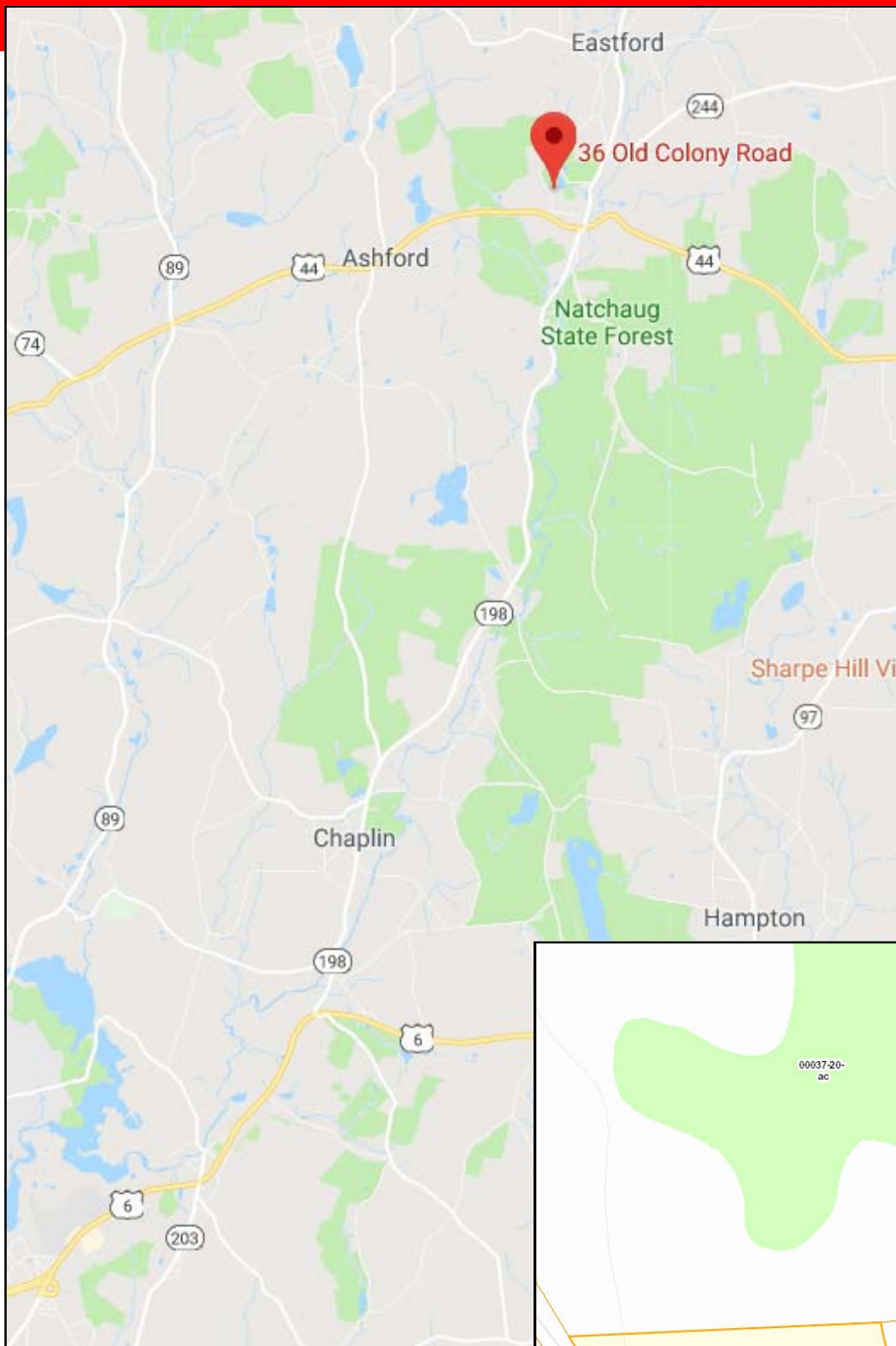
- ⇒ Acres: 1.75
- ⇒ Zone: Residential
- ⇒ Per Town map, no wetlands
- ⇒ Taxes: \$799
- ⇒ Abuts Natchaug State Forest
- ⇒ Easy access to Route 44
- ⇒ Close to Route 198
- ⇒ Opportunity Zone info next page

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

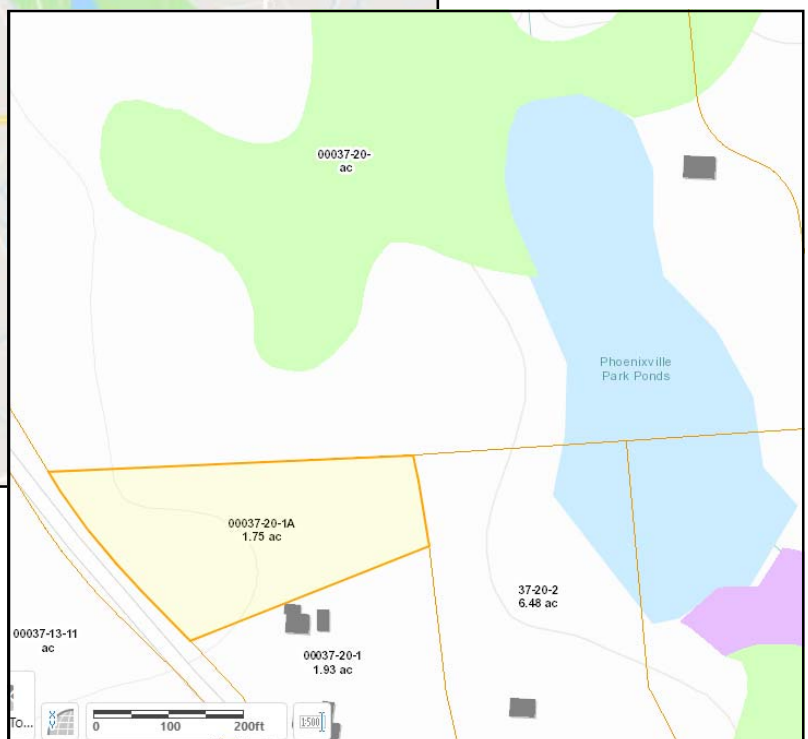
RON LYMAN

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Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com



OPPORTUNITY ZONE:

- **A capital gains tax deferral until the end of 2026** by rolling current capital gains directly over into an Opportunity Fund used to invest in Opportunity Zones
- **A reduction in that deferred capital gains tax liability**—by 10% if the investment in the Opportunity Fund is held for 5 years, and another 5% if held for 7 years
- **A tax exemption on the capital gains from subsequent investments made through an Opportunity Fund** if the investor stays invested in the fund at least 10 years



- Alluvial and Floodplain Soils
- Poorly Drained and Very Poorly

All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.