



MLS#: **S1220123** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**4099 Piety Ridge Rd**  
 County: **Cortland** Zip: **13803** List Price: **\$699,500**  
 Town: **Marathon** Pstl City: **Marathon** LP/SF: **\$311.44**  
 Area #: **Marathon-113489** Acres: **211.48** Cross St: **Texas Valley Road**  
 Subdivision: Lot Front: **1,630**  
 TxMap#: **113489-149-000-0001-012-200-0000** Lot Depth: **3,058**  
 City Nghbrhd: Lot #: **12**  
 School Dist: **Marathon** SqFt: **2,246**  
 High School: # Photo: **31**  
 Middle School:  
 Elem School:

**General Information**

Type: **Agricultural, Other - See Remarks** Improvement:  
 Topography: **Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **Barn - Pole, Other - See Remarks, Outbuilding, Shed**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Creek/Stream, Open Farm, Other - See Remarks, Wooded - Partial**  
 Addl Rooms: **Den/Study, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Office, Other - See Remarks, Porch - Open, Workshop**  
 Bedrooms: **3** Baths: **3/0** Stories: **2.0** Rooms: **10**  
 On Wtrfrnt: **No/River/Stream/Creek** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Immaculate farm and ranch! This spacious 3 bedroom home has been updated from floors to ceilings, adding a large family room with full height stone fireplace. Country kitchen with breakfast room. If you are looking for a country estate property suitable for a variety of farming operations this is an ideal choice. Horse ranch, beef operation, alpaca, or other agricultural or agritourism uses. The 35'x96' main barn is the center for a # of additional buildings to handle a myriad of uses. The 30'x40' fully insulated work shop with 14' ceilings & infloor heat is one example of the 7+ units or buildings on the grounds. Situated on just over 211 acres w. a mix of open fields w/ high tensile fencing to the woods and year round stream. This grand property must be seen to be appreciated!**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video: [Click Here](#)  
 Virtual Tour 3D:

Directions: **Convenient to 81! Rt 81 to Exit 9 Marathon. Follow Main Street to onramp to 81 North (double lane rd) right onto Galatia St (Rt 116) right onto Conrad Rd. At fork keep R onto Piety Ridge Rd, farm is just over hill crest on the left.**

**Residence Information**

Style of Res: **Farmhouse** Garage: **1.0/2nd Garage, Attached**  
 Exterior Cnstr: **Other - See Remarks, Stone, Vinyl**  
 BR 1st Flr: **0** BR 2nd Flr: **3** BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: **1** FB 2nd Flr: **2** FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: **0** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen: **Breakfast Bar, Country Kitchen, Formal Dining Room, Granite Counter, Other - See Remarks**  
 Basement: **Exterior Walkup/Bulkhead Doors, Partial**  
 Floor: **Ceramic-Some, Other - See Remarks, Tile-Some, Wall To Wall Carpet-Some**  
 Attic: **Stair Access, Unfinished** Roof Desc: **Asphalt, Other - See Remarks, Shingles**  
 Addl Rooms: **Den/Study, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Office, Other - See Remarks, Porch - Open, Workshop**  
 Interior Feat: **Circuit Breakers - Some, Copper Plumbing - Some, Other - See Remarks, Pex Plumbing- Some, Sump Pump, Wet Bar**  
 Exterior Feat: **Cable TV Available, Garage Door Opener, High Speed Internet, Other - See Remarks, Propane Tank - Owned**  
 Appliances: **Cooktop - Gas, Dryer, Microwave, Oven/Range Gas, Refrigerator-Built In, Washer**  
 Accessibility: **Poured, Stone**  
 Foundation:  
 Emerg Backup:  
 ENERGY STAR **Appliances**  
 Qualified@:  
 # Fireplace: **1** # Artificial: **0** # Gas: **0** # Pellet: **0**  
 # Wood Burning: **1** # Wood Stove: **0** # Coal: **0** # Other: **0**  
 # Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utils on Site: **Electric, Other - See Remarks, Telephone On Site**  
 HVAC Type: **AC Unit-Window, Baseboard, Heated Floors, Other - See Remarks** Waste Disp: **Septic**  
 Utils Avail: **Electric, Other - See Remarks, Telephone**  
 Heating Fuel: **Oil, Other - See Remarks, Wood** Water Htr Fuel: **Other - See Remarks**  
 Water Supply: **Well**

Type of Well: **Drilled**

Well Location: **Two wells**

**Miscellaneous Information**

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Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**

Soil:

Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Concrete, Other - See Remarks, Stone/Gravel**

Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural**

# Crop Acres: **0.0000**

# Timber Acres: **0.0000**

# Wooded Acres: **0.0000**

# Tillable Acres: **0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$337,800**

School Tax: **\$2,851**

Town/Cnty Tax: **\$5,219**

City/Vil Tax: **\$0**

Total Taxes: **\$8,070**

Closed Date:

Sales Price:

DOM: **550**

MLS#: **S1220123**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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