



MLS#: **S1221184** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
88 Whipple & 989 Co Rt 17 Rd List Price: **\$82,500**
 County: **Oswego** Zip: **13028** Acres: **78.00**
 Town: **Constantia** Pstl City: **Bernhards Bay** Cross St: **Co Rt 17**
 Area #: **Constantia-352689** Lot Front: **1,853**
 Subdivision: **Section 264** Lot Depth: **2,082**
 TxMap#: **352689-264-000-0001-014-010-0000** Lot Shape:
 City Nghbrhd: **Central Square** Lot #: **78**
 School Dist: **Central Square** SqFt:
 High School: **Central Square** # Photo: **14**
 Middle School:
 Elem School:

General Information

Type: **Other - See Remarks, Recreation** Improvement: **Other - See Remarks**
 Topography: **Low Lands-Some, Other - See Remarks, Wet Lands-Some**
 Road Ft/Desc: **County, Town** Buildings: **Barn - Wood, Other - See Remarks**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Wet Area, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/Pond** Footage:
 Name: Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Recreational getaway in northern hunting zone. Wetland, timberland & hemlock stands throughout. Existing spacious storage building ideal for equipment storage and an older trailer which sleeps 3-6 area on site. Property is enhanced by an easy commute & is close to world class salmon fishing and have over 1800' of deeded road frontage. Under 10 minutes to Oneida Lake, a well known premier fishing lake. The rolling northern woodland is a great habitat for deer, turkey, game birds, and water fowl- all to be found on site. An active beaver pond provides flooded lowlands on portions, rolling topography and old logging and hiking trails throughout the balance. If you are looking for a great getaway and enjoy what upstate NY has to offer this is a must see!**

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

Directions: **From Rt 49 in Bernhards Bay, head north on Rt 17 for 3 miles. Continue on Rt 17 as it turns right for another mile and a half. Land on left.**

Residence Information

Style of Res: Garage:
 Exterior Cnstr:
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
 Kitchen:
 Basement:
 Floor:
 Attic: Roof Desc:
 Addl Rooms:
 Interior Feat:
 Exterior Feat:
 Appliances:
 Accessibility:
 Foundation:
 Emerg Backup:
 ENERGY STAR
 Qualified@:
 # Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Other - See Remarks** Waste Disp: **Septic Required**
 HVAC Type:
 Utils Avail: **Electric, Other - See Remarks, Telephone** Water Htr Fuel:
 Heating Fuel:
 Water Supply: **Well Required** Well Location:
 Type of Well: **None**

Miscellaneous Information

Avail Docs: **Aerials** Restrictions: **Other - See Remarks, Wetlands**
 Dev Status: **Raw Land**
 Soil:

Seller Provides:

Conditions:

Other - See Remarks

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

Dirt, Other - See Remarks, Parking Area, Stone/Gravel, Turnaround

Possible Uses:

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

Type of Sale:

Normal

Annl Spc Assess:

\$0

Lot Rent:

Tax Info:

Assess Val:

\$68,400

School Tax:

\$1,356

Town/Cnty Tax:

\$1,079

City/Vil Tax:

\$0

Total Taxes:

\$2,435

Closed Date:

Sales Price:

DOM:

523

MLS#: **S1221184**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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