



MLS#: **S1238757** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
[0 James Rd](#)
County: **Herkimer** Zip: **13454** List Price: **\$39,500**
Town: **Salisbury** Pstl City: **Salisbury Center** LP/SF: **\$91.44**
Area #: **Salisbury-214600** Acres: **7.00** Cross St: **Irondale Rd**
Subdivision: Lot Front: **380**
TxMap#: **214600-097-003-0004-002-000-0000** Lot Depth: **865**
City Nghbrhd: Lot Shape:
School Dist: **Dolgeville** Lot #: **2**
High School: SqFt: **432**
Middle School: # Photo: **17**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic, Slight Slope**
Road Ft/Desc: **Other - See Remarks, Town** Buildings: **Other - See Remarks, Shed**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded**
Addl Rooms:
Bedrooms: Baths: Stories: **1.0** Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **Yes** Timber Rgts Rsv: **No**
Public Remarks: **Wooded acreage with just over 7 deeded acres with a small camp. Great base camp for hunting state lands just outside the Adirondack Park and minutes to incredible world class fishing and boating lake. Ideal for year round retreat or as a tranquil getaway at the foothills of the Adirondack Mountains. Easy to preview. Please have a confirmed appointment prior to walking the property.**

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

Directions: **From Salisbury Center head east on Rt 29A approximately 1.5 miles to a left onto Peck Rd. North 1.2 miles to intersection. Cross over onto Lower James Rd 1100 feed to property on left.**

Residence Information

Style of Res: **Cabin** 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: **None** Waste Disp: **Septic Required**
HVAC Type:
Utils Avail: **Electric, Telephone** Water Htr Fuel:
Heating Fuel:
Water Supply: **Well Required** Well Location:
Type of Well: **None**

Miscellaneous Information

Avail Docs: **Aerials** Restrictions:
Dev Status: **Other - See Remarks** Addl Site Data:
Soil:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd:
Driveway Desc: **Other - See Remarks**

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

Lot Information: **Rural**

Crop Acres: **0.0000**

Tillable Acres: **0.0000**

Timber Acres: **0.0000**

Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**

Tax Info:

Town/Cnty Tax: **\$729**

Closed Date:

Annl Spc Assess: **\$0**

Assess Val: **\$28,000**

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

Sales Price:

Lot Rent:

School Tax: **\$385**

Total Taxes: **\$1,114**

DOM: **541**

MLS#: **S1238757**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPk Manlius, NY 13104

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