



MLS#: **S1251223** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**3635 State Route 80**  
 County: **Chenango** Zip: **13460** List Price: **\$370,000**  
 Town: **Sherburne** Pstl City: **Sherburne** LP/SF: **\$132.14**  
 Area #: **Sherburne-085689** Acres: **71.47** Cross St: **Webb Road**  
 Subdivision: Lot Front: **1,505**  
 TxMap#: **085689-046-000-0001-013-000-0000** Lot Depth: **1,903**  
 City Nghbrhd: Lot #:   
 School Dist: **Sherburne-Earlville** SqFt: **2,800**  
 High School: # Photo: **26**  
 Middle School:   
 Elem School:

**General Information**

Type: **Agricultural, Other - See Remarks** Improvement:   
 Topography: **Level, Rolling, Scenic** Buildings: **Other - See Remarks**  
 Road Ft/Desc: **State** Milk Mkt: # Horse Stls: **0**  
 Zoning: **Clear Lot, Other - See Remarks, Pond, Scenic View**  
 Land Feat: **Clear Lot, Other - See Remarks, Pond, Scenic View**  
 Addl Rooms:   
 Bedrooms: Baths: Stories: **2.0** Rooms: **5**  
 On Wtrfrnt: **Yes/Pond** Footage: **1,200**  
 Name: **Other** Island Name:   
 GOM Rts Rsv: **Yes** Timber Rgts Rsv: **No** Rip Rgts: **No**  
 Public Remarks: **Country golf course ideally located. This quick 9 hole course provides members, guests & general public the opportunity to enjoy a quick round of golf without burning up half the day. Beautiful setting w/ valley & foothill views. Opportunity for someone to live onsite, run the course, bar/restaurant and provide a relaxing setting for banquets/ weddings or other formal and casual gatherings. Existing onsite apartments, ( 1- 2 bed and 1-1 bed ) 80 plus car parking, pavilion for outdoor parties, existing driving range, deep ponds and 40 x 42 fully insulated ( lower level ) garage with wood stove enhance this turn key operation. Imagine the opportunity to run a business, live on site, limited open ground to grow produce. Spring is almost here, consider this ideal choice. Also see MLS s1251151**

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

Directions: **From the intersection of 12 and 80 in Sherburne head east on NY-80 for 3.4 miles. Property is on Left.**

**Residence Information**

Style of Res: **Other - See Remarks** 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: **Other - See Remarks** Roof Desc: **Asphalt, Metal, Other - See Remarks**  
 Attic:   
 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: **Electric, Other - See Remarks** Waste Disp: **Septic**  
 HVAC Type: **Other - See Remarks**  
 Utils Avail: **Electric, Telephone**  
 Heating Fuel: **Electric, Other - See Remarks** Water Htr Fuel: **Electric**  
 Water Supply: **Well**  
 Type of Well: **Drilled** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials** Restrictions:   
 Dev Status: **Other - See Remarks**  
 Soil:   
 Seller Provides: **Other - See Remarks**  
 Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Dirt, Stone/Gravel**

Possible Uses: **Agriculture, Other - See Remarks, Recreational**

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: **\$235,000**

School Tax: **\$4,508**

Town/Cnty Tax: **\$5,800**

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

Total Taxes: **\$10,308**

Closed Date:

Sales Price:

DOM: **169**

MLS#: **S1251223**

Brett Ransford

Canaan Realty

Not Licensed in New York State

8645 E. Seneca TNPk Manlius, NY 13104

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