



MLS#: **S1270013** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 State Route 13**  
 County: **Cortland** Zip: **13052** List Price: **\$195,000**  
 Town: **Cuyler** Pstl City: **De Ruyter** LP/SF:  
 Area #: **Cuyler-112400** Acres: **126.00** Cross St: **Cemetery**  
 Subdivision: Lot Front: **635**  
 TxMap#: **112400-022-000-0001-062-000-0000** Lot Depth: **4,300**  
 City Nghbrhd: Lot Shape:  
 School Dist: **DeRuyter** Lot #: **62**  
 High School: SqFt:  
 Middle School: # Photo: **12**  
 Elem School:

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
 Topography: **Rolling, Scenic**  
 Road Ft/Desc: **State** Buildings: **None**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Scenic View**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Large acreage building or recreational property with over 600' of deeded road frontage. Gentle slope up from the road over multiple rolling fields transitioning through small grasslands which give way to young and mature hardwood and pine stands which provides an optimal setting for a home, recreational uses, or for hunting opportunities. All adjoining several hundred acres of state forest on the back side of the land. Small section of a gas line easement near the rear of the property allows for easy walking paths for wildlife and game. Property located at the Village edge of DeRuyter (in the Town of Cuyler). Ideal location for a home or as a hunters paradise. Taxes and assessed value reflect a larger parcel.**

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

Directions: **From 4 corners in the Village of DeRuyter head west 2800' to land on left (south side of the road).**

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

**Miscellaneous Information**

Avail Docs: **Aerials**  
 Dev Status: **Other - See Remarks, Raw Land**  
 Soil: Restrictions: **Easements**  
 Seller Provides:  
 Conditions: **Other - See Remarks**  
 Seller Stake in Lnd: Addl Site Data: **Easements, Other - See Remarks**

Driveway Desc: **None, Other - See Remarks**  
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:	<b>Normal</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
Tax Info:		Assess Val:	<b>\$206,900</b>	School Tax:	<b>\$3,058</b>
Town/Cnty Tax:	<b>\$3,164</b>	City/Vil Tax:	<b>\$0</b>	Total Taxes:	<b>\$6,222</b>
Closed Date:		Sales Price:		DOM:	<b>53</b>

MLS#: **S1270013**

Brett Ransford

Canaan Realty

Not Licensed in New York State

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