



MLS#: **S1278502** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Valley View Rd List Price: **\$1,000,000**
 County: **Tioga** Zip: **13835** LP/SF:
 Town: **Richford** Pstl City: **Richford** Acres: **832.65**
 Area #: **Richford-493200** Cross St: **Route 79**
 Subdivision: Lot Front: **12,500**
 TxMap#: **493200-007-000-0001-033-001-0000** Lot Depth: **4,110**
 City Nghbrhd: Lot Shape:
 School Dist: **Newark Valley** Lot #: **33**
 High School: SqFt:
 Middle School: # Photo: **16**
 Elem School:

General Information

Type: **Farmland, Recreation, Residential** Improvement:
 Topography: **Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Lake, Open Farm, Scenic View, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/Pond** Footage: **1,200**
 Name: **Other** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Incredible opportunity in the Southern Finger Lake Region of New York State. This large acreage offering boasts over 800 deeded acres with over 2 miles of town road frontage and nearly 4 miles of additional roads and trails throughout this wide ranging preserve. Mixture of grassy fields, mature woods, pine stands, and sloping and steep ravine habitats. Multiple water courses and tranquil pond area provides a unique opportunity for a wide range of uses- Trophy hunting preserve, area for agricultural uses, recreational motocross, residential home(s), retreat center, and more. Panoramic seasonal views provided in numerous locations throughout. This is a great site for multiple uses!**

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

Directions: **From Route 81, Whitney Point exit follow Route 79 West for 12 miles through Richford. Right onto West Hill Rd. Land starts on right up 1600' then on both sides another 1800' up for next mile. Ends about 800' before Robinson Hollow Rd.**

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: **Raw Land**
 Soil: Restrictions:
 Seller Provides:

Conditions: **Other - See Remarks**

Addl Site Data: **Agricultural District**

Seller Stake in Lnd:

Driveway Desc: **None**

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: **\$559,100**

School Tax: **\$11,702**

Town/Cnty Tax: **\$10,933**

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

Total Taxes: **\$22,635**

Closed Date:

Sales Price:

DOM: **21**

MLS#: **S1278502**

Brett Ransford

Canaan Realty

Not Licensed in New York State

8645 E. Seneca TNPK Manlius, NY 13104

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