



MLS#: **S1278502** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Valley View Rd List Price: **\$890,000**
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: **Imagine the possibilities with over 800 sprawling acres in the Southern Finger Lakes Region. Multiple water sources, and a tranquil pond area, provide a unique opportunity for a trophy-hunting preserve. With such a diverse combination of acreage, a wide range of uses also could include areas for agriculture, a recreational motocross destination, options for residential homes, an impressive retreat center, and many more. Take in the sights with ease via more than 2 miles of town road frontage, or nearly 4 miles of additional roads. Get back to nature using existing trails throughout an expansive preserve. This impressive and rare mixture of natural land includes habitats of grassy fields, mature woods, pine stands, and sloping and steep ravines. Looking for a model of Upstate panoramic seasonal views to share with the world? Easy. The property is chalked full of opportunities. With so much land, the possibilities here are endless.**

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:
Seller Provides:
Conditions: **Other - See Remarks**

Restrictions:

Seller Stake in Lnd:

Addl Site Data: **Agricultural District**

Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$10,933**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$559,100**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$11,702**
Total Taxes: **\$22,635**
DOM: **224**

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Brett Ransford
Not Licensed

Canaan Realty
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