



MLS#: **S1303684** **Lots, Land, Farms, and Seasonal/Camps** **C-Continue Show**
5471 Telephone Rd
 County: **Cortland** Zip: **13040** List Price: **\$595,000**
 Town: **Cincinnatus** Pstl City: **Cincinnatus** LP/SF: **\$120.69**
 Area #: **Cincinnatus-112000** Acres: **142.10** Cross St: **Piety Hill Rd**
 Subdivision: Lot Front: **3,100**
 TxMap#: **112000-112-000-0001-010-000-0000** Lot Depth: **4,400**
 City Nghbrhd: Lot Shape:
 School Dist: **Cincinnatus** Lot #: **10**
 High School: SqFt: **4,930**
 Middle School: # Photo: **18**
 Elem School:

General Information

Type: **Commercial, Other - See Remarks, Recreation** Improvement: **Landscaped, Other - See Remarks**
 Topography: **Level, Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks, Outbuilding**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Clear Lot, Other - See Remarks, Pond, Scenic View**
 Addl Rooms:
 Bedrooms: Baths: Stories: **1.5** Rooms:
 On Wtrfrnt: **Yes/Pond** Footage: **100**
 Name: **Other** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Spectacular setting! This family-run property known as Knickerbocker Country Club has been a family run business for two generations. What started out as a dream has become a reality in the well manicured and active country golf club. Banquets, weddings, and golfing provide a relaxing getaway for people near and far. Spacious clubhouse is a perfect spot for lounging and for light dining. Excellent reputation, great location, and tremendous potential to take this to the next level. Fully turnkey operation. Also under "Commercial" in MLS**

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

Directions: **16 miles from Cortland, 13 miles from Marathon. Take Route 26 to Telephone Road. Bear right at the fork to stay on Telephone Road to the Knickerbocker Country Club.**

Residence Information

Style of Res: **Other - See Remarks** Garage:
 Exterior Cnstr: **Concrete Block**
 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: **Metal, Shingles**
 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**
 HVAC Type: **Forced Air** Waste Disp: **Septic**
 Utils Avail: **Electric, Telephone**
 Heating Fuel: **Oil** Water Htr Fuel:
 Water Supply: **Well**
 Type of Well: **Drilled** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
 Dev Status: **Finished Lot(S), Other - See Remarks** Restrictions:
 Soil:
 Seller Provides:
 Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Blacktop**
 Possible Uses: **Commercial, Other - See Remarks, Recreational**
 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: **\$13,796**
 Closed Date:

Annl Spc Assess: **\$0**
 Assess Val: **\$628,300**
 City/Vil Tax: **\$0**
 Sales Price:

Lot Rent:
 School Tax: **\$12,743**
 Total Taxes: **\$26,539**
 DOM: **119**

MLS#: **S1303684**

Brett Ransford
 Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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