



Price Decrease

MLS#: **S1308178** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
300 Prout Ln List Price: **\$200,000**
County: **Albany** Zip: **12303** LP/SF:
Town: **Guilderland** Pstl City: **Schenectady** Acres: **18.00**
Area #: **Guilderland-013089** Cross St: **Curry Road**
Subdivision: Lot Front: **1,800**
TxMap#: **013089-015-000-0002-024-0003** Lot Depth: **600**
City Nghbrhd: Lot Shape:
School Dist: **Mohonasen** Lot #:
High School: SqFt:
Middle School: # Photo: **15**
Elem School:

General Information

Type: **Agricultural, Farm - Working, Recreation** Improvement:
Topography: **Level, Other - See Remarks, Rolling, Slight Slope, Steep Slope**
Road Ft/Desc: **County, Private, Town** Buildings: **Arena, Barn-Horse, Shed**
Zoning: Milk Mkt: # Horse Stls: **12**
Land Feat: **Wooded - Partial**
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: **Horse farm and boarding facility. 18+/-acres of prime real estate, located minutes away from Downtown Albany. 12 stall barn, outdoor pastures, and paddocks. Multiple wells (high quality water source) across the property & Natural gas service back to site. If you are looking for acreage for your horse and new home this is a great location. Build your new home on site, or use as an ideal local barn for your horse and boarders. (Current tenant would love to continue.) Fields and pastures provide tranquil rural enjoyment. Enjoy hours of trail riding or hiking, all on your own property, with additional trails throughout neighboring sites. This is an ideal property for equine enthusiasts!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Rt 890 to Curry Road, Exit E. Right onto Prout Lane (watch for real estate sign).**

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: **Electric, Gas, Other - See Remarks** Waste Disp: **Septic Required**
HVAC Type:
Utils Avail: **Electric, Telephone** Water Htr Fuel:
Heating Fuel:
Water Supply: **Well** Well Location:
Type of Well: **Drilled**

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Other - See Remarks** Restrictions:
Soil:
Seller Provides:
Conditions: **Other - See Remarks** Addl Site Data:
Seller Stake in Lnd: **No**

Driveway Desc: **Stone/Gravel**
Possible Uses: **Horses, Single Family Development**
Lot Information: **Rural**
Crop Acres: **5.0000**
Tillable Acres: **5.0000**

Timber Acres: **0.0000**
Pasture Acres: **8.0000**

Wooded Acres: **20.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$375**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$238,100**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$1,254**
Total Taxes: **\$1,629**
DOM: **176**

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Brett Ransford
Not Licensed

Canaan Realty
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