



MLS#: **S1311830** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**817 Dairy Hill Rd** List Price: **\$110,000**  
 County: **Herkimer** Zip: **13365** Acres: **91.00**  
 Town: **Salisbury** Pstl City: **Little Falls** Cross St: **Military**  
 Area #: **Salisbury-214600** Lot Front: **960**  
 Subdivision: Lot Depth: **3,000**  
 TxMap#: **214600-095-002-0002-014-000-0000** Lot Shape:  
 City Nghbrhd: Lot #: **14**  
 School Dist: **Dolgeville** SqFt:  
 High School: # Photo: **13**  
 Middle School:  
 Elem School:

**New Listing**

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
 Topography: **Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **None**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Wooded, 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: **90 acre recreational and hunting site with ample town road frontage. The property is mostly wooded with meandering trails. If you are looking for a country setting for a getaway, hunting, or year round home site this is a great choice. With over 900' on Dairy Hill Road the potential exists for multiple lots. Hardwoods have been managed for years- timber and firewood value. Property nestled near the southern edge of the Adirondack Mountains, yet outside the park. Little Falls, Hinckley Reservoir, and Utica all a short drive away.**

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

Directions: **From Herkimer, North on Route 28 to Middleville. East onto Route 29 to Salisbury. Left onto Military Rd for about 1.5 miles. Curve Right onto Dairy Hill Rd. Land on left about 2.7 miles up across from 806 Dairy Hill 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: **None** Waste Disp: **Septic Required**  
 HVAC Type:  
 Utils Avail: **Electric, Telephone** Water Htr Fuel:  
 Heating Fuel:  
 Water Supply: **Well Required** Well Location:  
 Type of Well: **None**

**Miscellaneous Information**

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

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**  
# Pasture Acres: **0.0000**

# Wooded Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$474**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$44,100**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$612**  
Total Taxes: **\$1,086**  
DOM: **1**

MLS#: **S1311830**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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