



MLS#: **S1315992** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**7025 Fairway Dr** List Price: **\$375,000**  
 County: **Oneida** Zip: **13490** Acres: **10.00**  
 Town: **Westmoreland** Pstl City: **Westmoreland** Cross St: **W South Street**  
 Area #: **Westmoreland-306800**  
 Subdivision: Lot Front: **2,200**  
 TxMap#: **306800-326-000-0001-018-003-0000.0** Lot Depth: **1,800**  
 City Nghbrhd: Lot #: **18**  
 School Dist: **Westmoreland** SqFt:  
 High School: # Photo: **18**  
 Middle School:  
 Elem School:

**New Listing**

**General Information**

Type: **Agricultural, Farm - Working, Other - See Remarks** Improvement: **Other - See Remarks**  
 Topography: **Level, Other - See Remarks, Scenic, Wet Lands-Some**  
 Road Ft/Desc: **County, Rural, Town** Buildings: **Barn-Dairy, Barn-Horse, Outbuilding**  
 Zoning: Milk Mkt: # Horse Stls: **37**  
 Land Feat: **Open Farm, Other - See Remarks, Pond, Scenic View, Spring, Wet Area, Wooded**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **800**  
 Name: **Other** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Operating horse facility with a total of 37 stalls (two barns). The main barn has 28- 11'x11' stalls and a 78'x200' indoor arena with sand footing. Also on site is a converted dairy barn which has an additional 9 larger stalls with hay storage above for over 6000 bales. Lean-to equipment storage, heated viewing room, and multiple bathrooms. Also a 200' x 140' outdoor arena with a sprinkler system under the washed masonry sand. Camera monitoring. Situated on 10 acres of land, This is a well located facility with existing boarders from multiple locations, as well as the Hamilton College Riding Team which enjoys classes on site. Additional land available.**

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

Directions: **From Route 5 in Vernon head E 5 miles. Left onto Theime Gulf Road onto Fairway Dr. Barn on left just past golf course. Or from Clark Mills head W on W. South Street 2.5 miles to L onto Fairway Dr. Barn on right just up from corner**

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

**Miscellaneous Information**

Avail Docs: **Aerials**  
 Dev Status: **Other - See Remarks**

Soil:  
Seller Provides:  
Conditions:  
Seller Stake in Lnd:  
Driveway Desc:  
Possible Uses:  
Lot Information:  
# Crop Acres:  
# Tillable Acres:

**Other - See Remarks**

**Other - See Remarks, Parking Area, Stone/Gravel**  
**Agriculture, Horses, Other - See Remarks, Recreational, Single Family Development**

**Rural**

**0.0000**

**0.0000**

# Timber Acres: **0.0000**

# Pasture Acres: **0.0000**

# Wooded Acres: **0.0000**

Restrictions:

Addl Site Data: **Agricultural District**

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**Financial Information**

Type of Sale: **Normal**

Tax Info:

Town/Cnty Tax: **\$1,174**

Closed Date:

Annl Spc Assess: **\$0**

Assess Val: **\$110,000**

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

Sales Price:

Lot Rent:

School Tax: **\$3,742**

Total Taxes: **\$4,916**

DOM: **0**

MLS#: **S1315992**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPK Manlius, NY 13104

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