



MLS#: **S1318790** **Lots, Land, Farms, and Seasonal/Camps**

0 Harris Bushville Rd

A-Active

List Price: **\$225,000**
LP/SF:
Acres: **65.51**
Cross St: **Tony A. Dworetsky**

County: **Sullivan** Zip: **12720**
Town: **Bethel** Pstl City: **Bethel**
Area #: **Bethel-482000**

Lot Front: **1,660**
Lot Depth: **1,668**
Lot Shape:
Lot #:
SqFt:
Photo: **1**

Subdivision:
TxMap#: **482000.014.000-0001-030.001**
City Nghbrhd:
School Dist: **Liberty**
High School:
Middle School:
Elem School:

New Listing

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **County, Other - See Remarks, Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Creek/Stream, Other - See Remarks, 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: **Large acreage building sites or recreational get away. This 65 acre property boasts over 2,300' on two roads. Located approximately 2.5 miles from Sullivan County airport and nearly centered between Monticello and Liberty. With a mix of rolling and gentle slopes offering choice vantage points for a home or camp. Small meandering streams traverse through the property between to small rises. Having been in a current family for generations, this would make a choice setting with a small commute to the city. Come enjoy all the year round splendor of the Catskill Mountains. From season skiing, unparalleled fishing, to the summertime strolls in local farm markets, and occasional concerts at Bethel Woods.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **Rt 17 West from Monticello Approx 4 miles to exit 102, R onto 174, Immediate R onto Rt 75 (Aka Harris Bushville Road) Just over 1 Mile, land on L- starts at intersection of Tony A Dworsesky Lane. Onx App can help with boundary lines.**

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: Restrictions:

Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd:
Driveway Desc: **None**
Possible Uses: **Agriculture, Other - See Remarks, Recreational, Single Family Development**
Lot Information: **Rural**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Addl Site Data:

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

Financial Information

Type of Sale:	Normal	Annl Spc Assess:	\$0	Lot Rent:	
Tax Info:		Assess Val:	\$67,400	School Tax:	\$3,362
Town/Cnty Tax:	\$1,841	City/Vil Tax:		Total Taxes:	\$5,203
Closed Date:		Sales Price:		DOM:	1

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Brett Ransford
Not Licensed

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