



**New Listing**

MLS#: **S1323865** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**81A Lang Rd** List Price: **\$100,000**  
County: **Tioga** Zip: **14883** LP/SF:  
Town: **Spencer** Pstl City: **Spencer** Acres: **81.00**  
Area #: **Spencer-493489** Cross St: **Crumtown Rd**  
Subdivision: Lot Front: **3,704**  
TxMap#: **493489-048-000-0001-009-000-0000** Lot Depth: **3,773**  
City Nghbrhd: Lot Shape:  
School Dist: **Spencer-Van Etten** Lot #: **9**  
High School: SqFt:  
Middle School: # Photo: **7**  
Elem School:

**General Information**

Type: **Camp, Other - See Remarks, Recreation** Improvement: **Other - See Remarks**  
Topography: **Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope**  
Road Ft/Desc: **Other - See Remarks, Town** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Creek/Stream, Other - See Remarks, Scenic View, Spring, Water Access, Wet Area, Wooded**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,600**  
Name: **Other** Island Name: Rip Rgts: **Yes**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Large acreage recreational or year-round site. Approximately 81 acres with a dedicated road running through the property, making this an ideal setting for a home or camp. Moderate to steep slopes provides natural beauty with changing elevations and a Meandering stream, providing a choice habitat for the trophy game that abounds in the area. Easy drive from PA border and points throughout the Southern Tier region.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Spencer head East and Candor head West on Route 96 to North onto Crumtown Rd (804) approx. 2 miles to a right onto Lang Road to land on east side of the road. Across the street from 121 Lang Rd, Spencer NY.**

**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, Other - See Remarks, 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: Addl Site Data:  
Driveway Desc: **Other - See Remarks**

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot Information:

**Rural**

# Crop Acres:

**0.0000**

# Timber Acres:

**0.0000**

# Wooded Acres:

**0.0000**

# Tillable Acres:

**0.0000**

# Pasture Acres:

**0.0000**

**Financial Information**

Type of Sale:

**Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

**To be subdivided, taxes based on larger parcel**

Assess Val: **\$187,500**

School Tax: **\$3,291**

Town/Cnty Tax:

**\$3,286**

City/Vil Tax:

Total Taxes: **\$6,577**

Closed Date:

Sales Price:

DOM: **3**

MLS#: **S1323865**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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