



MLS#: **S1329567** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
626 Exchange Street Rd List Price: **\$39,000**
County: **Wyoming** Zip: **14011** LP/SF:
Town: **Attica** Pstl City: **Attica** Acres: **1.26**
Area #: **Attica-562289** Cross St: **Dunbar Rd**
Subdivision: Lot Front: **147**
TxMap#: **562289-019-002-0001-009-000-0000** Lot Depth: **455**
City Nghbrhd: Lot Shape:
School Dist: **Attica** Lot #: **9**
High School: SqFt:
Middle School: # Photo: **4**
Elem School:

New Listing

General Information

Type: **Recreation, Residential** Improvement: **Other - See Remarks**
Topography: **Rolling, Scenic, Steep Slope**
Road Ft/Desc: **Other - See Remarks, State** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Creek/Stream, Wet Area, Wooded**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **150**
Name: **Other** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Spacious lot with potential area for home site, or access to Tonawanda Creek, with over 150' along the creek. This site makes a great fishing spot as the creek is stocked just south of the site with Brown and Brook Trout. If you are looking for a site to build on, or to enjoy private access to the river, this is an ideal choice to consider!**

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

Directions: **From Attica, heat South on Exchange Street (Rt 31) for just under a mile. Land on the right side of the road approximately 130' before the entrance to Attica Correctional Facility.**

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** Waste Disp: **Sewer Available**
HVAC Type:
Utils Avail: **Electric, Gas, Sanitary Sewer, Telephone, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **At Street, Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land** Restrictions: **Army Corp Of Engineers Approval Required**
Soil:
Seller Provides:
Conditions: **Other - See Remarks** Addl Site Data:
Seller Stake in Lnd:
Driveway Desc: **None**
Possible Uses: **Recreational, Single Family Development**

Lot Information: **Beach/Water Access - See Remarks, 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:		Assess Val:	\$5,300	School Tax:	\$87
Town/Cnty Tax:	\$81	City/Vil Tax:		Total Taxes:	\$168
Closed Date:		Sales Price:		DOM:	1

MLS#: **S1329567**

Brett Ransford
Not Licensed

Canaan Realty
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