



MLS#: **51330955** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
39 Service Rd List Price: **\$230,000**
County: **Broome** Zip: **13795** LP/SF:
Town: **Kirkwood** Pstl City: **Kirkwood** Acres: **126.52**
Area #: **Kirkwood-033400** Cross St: **Blakeslee**
Subdivision: Lot Front: **1,049**
TxMap#: **033400-211-000-0001-025-000-0000** Lot Depth: **3,706**
City Nghbrhd: Lot Shape:
School Dist: **Susquehanna Valley** Lot #: **25**
High School: SqFt:
Middle School: # Photo: **13**
Elem School:

General Information

Type: **Camp, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope, Wet Lands-Some**
Road Ft/Desc: **Other - See Remarks** Buildings: **Other - See Remarks**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Wooded**
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: **Great recreational property enhanced by rolling topography, trophy deer, turkey, and occasional bear throughout. Located in NY just north of the PA line. Large acreage recreational site with drivable trails throughout giving great access to this choice property. Small cleared area with access to roadway makes an ideal home or cabin site, or rebuild the existing log cabin overlooking the pond on the adjoining property. Off grid potential! Fruit and oak trees throughout provide an ideal habitat. Just minutes from Binghamton, golf courses, and fishing along the Susquehanna River. Arrange a preview today!**

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

Directions: **Route 81 S from Binghamton to exit 1 (Conklin) to Route 11S approx 1 mile to left onto Blakeslee Rd. Left onto a gravel drive just past the underpass to gate. Land starts approx. 800' north of Blakeslee 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**
HVAC Type: Waste Disp: **Septic Required**
Utils Avail: **Other - See Remarks**
Heating Fuel: Water Htr Fuel:
Water Supply: **Well Required**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Other - See Remarks, Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data: **Other - See Remarks**

Driveway Desc:

Common, Other - See Remarks, Shared, Stone/Gravel

Possible Uses:

2nd Home Development, Other - See Remarks, Recreational

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:

Assess Val:

\$75,000

School Tax:

\$3,232

Town/Cnty Tax:

\$1,193

City/Vil Tax:

\$0

Total Taxes:

\$4,425

Closed Date:

Sales Price:

DOM:

202

MLS#: **S1330955**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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