



**New Listing**

MLS#: **S1346092** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**230 acres Dean Creek Rd** List Price: **\$349,000**  
County: **Tioga** Zip: **14883** LP/SF:  
Town: **Spencer** Pstl City: **Spencer** Acres: **230.30**  
Area #: **Spencer-493489** Cross St: **Howell**  
Subdivision: Lot Front: **1,243**  
TxMap#: **493489-090-000-0001-011-000-0000** Lot Depth: **3,339**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Spencer-Van Etten** Lot #: **11**  
High School: SqFt:  
Middle School: # Photo: **1**  
Elem School:

**General Information**

Type: **Building Lot, Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**  
Topography: **Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope**  
Road Ft/Desc: **County, Other - See Remarks** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Creek/Stream, Other - See Remarks, Pond, Scenic View, Spring, Water View, Wet Area, Wooded**  
Addl Rooms: Baths: Stories: Rooms:  
Bedrooms: On Wtrfrnt: **Yes/Pond** Footage: **1,000**  
Name: **Other** Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Year round hunting preserve site! This large acreage property is centrally located between Elmira, Binghamton, and Ithaca, and boasts over 230 acres, outfitted with a small, meandering stream which splits direction at a saddle between two slopes. Mostly wooded with hard and soft wood species, providing an ideal setting for large deer and turkey habitat. Several medium brush and open areas provide a choice setting for food plots. Ample road frontage. Existing access easement provides a neighbor access to a site on the back side of the property. All mineral and timber rights convey with the sale. Create memories with family and friends on this choice recreational property, which could easily be used for a year round or seasonal home with electrical service at the road.**

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

Directions: **S out of Spencer on South Main St (802) 1.2 miles. L onto Howell Rd approx 1 mile. (Forks into 802 again) soft L onto 802 (Dean Creek Rd) for 1 mile. Land on L just past 409 Dean Creek 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: **Other - See Remarks** Waste Disp: **Septic Required**  
HVAC Type: Electric, Telephone Water Htr Fuel:  
Heating Fuel: **Well Required** Well Location:  
Water Supply: **None**  
Type of Well:

**Miscellaneous Information**

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

Seller Provides:  
Conditions: **Other - See Remarks**

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

Seller Stake in Lnd:  
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**

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Type of Sale:	<b>Normal</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
Tax Info:		Assess Val:	<b>\$263,200</b>	School Tax:	<b>\$4,561</b>
Town/Cnty Tax:	<b>\$4,129</b>	City/Vil Tax:	<b>\$0</b>	Total Taxes:	<b>\$8,690</b>
Closed Date:		Sales Price:		DOM:	<b>0</b>

MLS#: **S1346092**

Brett Ransford  
Not Licensed

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