		MLS#:	S1346092	Seasonal	Lots, Land, Farms, and Seasonal/Camps		A-Active
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	<u>k</u> 4	230 acres	Dean Creek Rd			List Price: LP/SF:	\$349,000
•		County: Town:	Tioga Spencer	Zip: Pstl City:	14883 Spencer	Acres: Cross St:	230.30 Howell
		Area #:	Spencer-49			Lot Front:	1,243
		Subdivision TxMap#:	493489-09	0-000-0001	-011-000-00	Lot Depth: 100 Lot Shape:	3,339 Irregular
	* Turostrida f	City Nghbrh School Dist		an Etten		Lot #: SaFt:	11
lew Listing		High Schoo Middle Schoo Elem Schoo	l: pol:			# Photo:	1
			General I	nformation			
ype:	Building Lot, Oth Recreation, Resid	dential		mprovement:		ee Remarks	
opography: oad Ft/Desc: oning:	Other - See Rem County, Other - S			ope, Steep S Buildings: Ailk Mkt:	None	# Horse St	is: 0
and Feat: ddl Rooms:	Creek/Stream, O	Other - See Re			pring, Water		
edrooms: n Wtrfrnt:	Yes/Pond	Baths:	5	Stories:		Rooms: Footage:	1,000
lame: GOM Rts Rsv:	Other No			sland Name: Timber Rgts R	sv: No	Rip Rgts:	1,000 No
	Year round hunt	ing preserve s	site! This large a	creage prope	erty is centra	ally located bet	ween Elmira, ng stream which sp
	family and friend		ice recreational j	property, wh	hts convey ich could ea		r a year round or
erial Drone Vid	family and frienc seasonal home v deo:		ice recreational j	property, wh			r a year round or
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Dev Status: Soil:

Restrictions:

Seller Provides: Conditions: Seller Stake in Lnd Driveway Desc:	Other - See Remarks : Other - See Remarks	ll Site Data: Ea	Data: Easements, Other - See Remarks						
Possible Uses: Lot Information:	Other - See Remarks, Recreational, Single Family Development Rural								
# Crop Acres: # Tillable Acres:	0.0000 0.0000	<pre># Timber Acres: # Pasture Acres: Financ</pre>	0.0000 0.0000 ial Infor	1	# Wooded Acres: 0	.0000			
Type of Sale: Tax Info:	Normal	Annl Sp Assess \	c Assess: /al:	\$0 \$263,200	Lot Rent: School Tax:	: \$4,561			
Town/Cnty Tax: Closed Date:	\$4,129	City/Vil Sales Pr		\$0	Total Taxes DOM:	: \$8,690 0			
Brett Ransford						MLS#: S1346092 Canaan Realty			

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