



New Listing

MLS#: **S1346110** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
7338 & 7345 Nys Route 79 List Price: **\$24,500**
 County: **Broome** Zip: **14012** Acres: **11.00**
 Town: **Barker** Pstl City: **Barker** Cross St: **Alexander**
 Area #: **Barker-032000** Lot Front: **3,000**
 Subdivision: Lot Depth: **1,364**
 TxMap#: **032000-043-000-0001-038-000-0000** Lot Shape:
 City Nghbrhd: Lot #: **38**
 School Dist: **Chenango Forks** SqFt:
 High School: # Photo: **0**
 Middle School:
 Elem School:

General Information

Type: **Other - See Remarks, Recreation** Improvement:
 Topography: **Flood Plain, Hilly, Low Lands-Some, Other - See Remarks, Steep Slope, Wet Lands-Some**
 Road Ft/Desc: **State** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Canal/River, Other - See Remarks, Water Access, Water View, Wet Area, Wooded**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **2,500**
 Name: **Tioughnioga River** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Recreational only land. This site is a unique setting for the recreational buyer! Access to Tioughnioga River on one side of the road with approximately 2 acres and nearly a mile of frontage. Potential to pull off the highway and enjoy private river access. The 9 acres across the street is very steep and could be hiked to the nearly level site at the top (But could be challenging to use). If you are looking for land in NY with access to a river, this site is available at a reasonable cost!**

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

Directions: **Route e81 to Whitney Point. Head south on Route 79 (Hickory St in the Village) for approx 5 miles. Land on both sides of road.**

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, 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: **Other - See Remarks**
 Seller Provides:
 Conditions: **Other - See Remarks**
 Seller Stake in Lnd: Addl Site Data: **Agricultural District, Flood Plain, Other - See Remarks**

Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Recreational**
Lot Information: **Beach/Water Access - See Remarks**
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:	\$2,384	School Tax:	\$567
Town/Cnty Tax:	\$225	City/Vil Tax:		Total Taxes:	\$792
Closed Date:		Sales Price:		DOM:	0

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Brett Ransford
Not Licensed

Canaan Realty
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