



New Listing

MLS#: **S1351620** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
30 acres Chicken Coop Rd List Price: **\$122,000**
 County: **Schuyler** Zip: **14886** LP/SF:
 Town: **Hector** Pstl City: **Hector** Acres: **30.00**
 Area #: **Hector-442689** Cross St: **Voorheis**
 Subdivision: Lot Front: **368**
 TxMap#: **442689-014-000-0001-017-0211-0000** Lot Depth: **1,462**
 City Nghbrhd: **Trumansburg** Lot Shape:
 School Dist: Lot #: **8**
 High School: SqFt:
 Middle School: # Photo: **8**
 Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Other - See Remarks, Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Open Farm, Other - See Remarks, Scenic View, Wooded - Partial**
 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: **Country acreage abounds on this 30+/- acre estate sized setting. Over 300' of deeded road frontage which provides "elbow room". This partially wooded and field setting is nestled between Cayuga and Seneca Lakes in the heart of the NY Finger Lakes Region. The front roughly 4 acre section is wooded with an ideal canopy of mainly hardwoods providing choice building options. As you exit the wooded area, the land opens up a mostly level field, just over 20 acres, which provides a great sunrise view. If you are seeking a country building site in the Finger Lakes Region this is a spot you will want to see! For the recreational and hunting enthusiast, the site is across the street from the Finger Lakes National Forest which consists of over 8000 acres of public forest.**

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

Directions: **From Ithaca north on Trumansburg Rd (Rt 96) approx. 6 miles. Left onto Rt 142 (Perry City Rd) approx. 7 miles to a right onto Stillwell Rd for 2000'. Left onto Chicken Coop Rd. Land is on left 1.5 miles just past 5300 Chicken Coop 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**
 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:
Seller Provides:
Conditions:
Seller Stake in Lnd:
Driveway Desc:
Possible Uses:
Lot Information:
Crop Acres:
Tillable Acres:

Other - See Remarks

None, Other - See Remarks

Other - See Remarks, Recreational, Single Family Development

Rural

0.0000

0.0000

Restrictions:

Addl Site Data: **Agricultural District**

Timber Acres: **0.0000**

Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info: **Taxes include Special Tax Dist**
Town/Cnty Tax: **\$403**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$122,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$935**
Total Taxes: **\$1,338**
DOM: **0**

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Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPK Manlius, NY 13104

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