



New Listing

MLS#: **S1352277** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
49 acres Sanderson Rd List Price: **\$59,500**
County: **Madison** Zip: **13061** Acres: **49.09**
Town: **Nelson** Pstl City: **Erieville** Cross St: **Eden Hollow Rd**
Area #: **Nelson-254200**
Subdivision: Lot Front: **811**
TxMap#: **254200-149-000-0001-040-000-0000** Lot Depth: **1,680**
City Nghbrhd: Lot Shape:
School Dist: **Otselic Valley** Lot #: **40**
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement: **No Improvements**
Topography: **Other - See Remarks, Slight Slope**
Road Ft/Desc: **County, Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Spring, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Island Name: Footage:
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
GOM Rts Rsv: **No**
Public Remarks: **County acreage abound on this nearly 50 acre home and recreational site located in Nelson- Georgetown schools. Located just South of Erieville and Tuscarora Lake, moments from several small lakes with abundant fishing holes. Mixture of light woods and low brush cover. Choice setting for new home or seasonal camp and hunting get a way. Small stream forms along back 400' edge of property with slight sloping throughout the property. With nearly 800' of deeded road frontage, this will make for a great site. Priced to sell.**

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

Directions: **Rt 20 Nelson to South onto Nelson Erieville Road approx. 4.5 miles, Left onto Sanderson Road, approx. 4,500' to land on Right.**

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:
Utils Avail: **Electric, Telephone** Waste Disp: **Septic Required**
Heating Fuel: Water Htr Fuel: **Other - See Remarks**
Water Supply: **Well Required**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Survey**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides: **Survey**
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data: **Easements, Other - See Remarks**

Driveway Desc: **None, Other - See Remarks**
Possible Uses: **Recreational, Single Family Development**
Lot Information: **Rural**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$496**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$36,500**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$656**
Total Taxes: **\$1,152**
DOM: **0**

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Brett Ransford
Not Licensed

Canaan Realty
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