



New Listing

MLS#: **S1358253** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
Lot 23 Cogar Dr List Price: **\$24,500**
County: **Herkimer** Zip: **13340** LP/SF:
Town: **Schuyler** Pstl City: **Schuyler** Acres: **8.70**
Area #: **Schuyler-214800** Cross St: **Mowers**
Subdivision: Lot Front: **412**
TxMap#: **214800-105-002-0004-010-100-0000** Lot Depth: **952**
City Nghbrhd: **West Canada Valley** Lot Shape: **Irregular**
School Dist: Lot #: **23**
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Rolling, Scenic** Buildings: **None**
Road Ft/Desc: **Private** Milk Mkt: # Horse Stls: **0**
Zoning: Land Feat: **Other - See Remarks, Scenic View, Wooded, Wooded - Partial**
Addl Rooms: Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **200**
Name: **Other** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **8+ acre building lot with over 400' of deeded road frontage on a generally level road. This site has plenty to offer including open and wooded sections, slope, stream frontage on a year round stream, and an easy commute back to Downtown Utica. Ideal for a single family home. The country setting on a quiet, maintained road (which ends just past the property) provides an ideal setting for someone looking to get away. The existing homes along Cogar Rd adds to the charm of the setting.**

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

Directions: **From Route 5 North on Windfall Road, right to Shortslot Road, left onto Bush/Mowers Rd. 3 miles to a right onto Cogar Rd (private road). Land is approximately 1.4 miles down Cogar Rd on the left.**

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: **Other - See Remarks**
Heating Fuel: Water Htr Fuel:
Water Supply: **Well Required**
Type of Well: **None** Well Location:

Avail Docs: **Aerials**
Dev Status: **Raw Land**
Soil:

Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **None**

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

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$41,100**

School Tax: **\$1,082**

Town/Cnty Tax: **\$449**

City/Vil Tax: **\$0**

Total Taxes: **\$1,531**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1358253**

Brett Ransford

Canaan Realty

Not Licensed

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