



**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: Lot Shape: **Irregular**  
School Dist: **West Canada Valley** Lot #: **23**  
High School: SqFt:  
Middle School: # Photo: **1**  
Elem School:

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Rolling, Scenic**  
Road Ft/Desc: **Private** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
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:

**Miscellaneous Information**

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**

# Tillable Acres: **0.0000**

# Timber Acres: **0.0000**

# Pasture Acres: **0.0000**

# Wooded Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**

Tax Info:

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

Closed Date:

Annl Spc Assess: **\$0**

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

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

Sales Price:

Lot Rent:

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

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

DOM: **0**

MLS#: **S1358253**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPk Manlius, NY 13104

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