



**New Listing**

MLS#: **S1362007** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**27 acres Blower Rd** List Price: **\$56,900**  
 County: **Chenango** Zip: **13780** Acres: **27.00**  
 Town: **Guilford** Pstl City: **Guilford** Cross St: **Route 37**  
 Area #: **Guilford-083200** Lot Front: **289**  
 Subdivision: Lot Depth: **3,050**  
 TxMap#: **083200-186-000-0001-022-100-0000** Lot Shape: **Irregular**  
 City Nghbrhd: Lot #:   
 School Dist: **Gilbertsville-Mount Upton** SqFt:   
 High School: # Photo: **1**  
 Middle School:   
 Elem School:

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:   
 Topography: **Rolling, Scenic**   
 Road Ft/Desc: **Town** Buildings: **None** # Horse Stls: **0**  
 Zoning: Milk Mkt:   
 Land Feat: **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: **Large 27+/- acre country property, located just a short drive from Norwich. Country setting with a gentle rise from the road offering views for a home or camp. Small fields and lightly wooded toward the back of the property. This is an ideal setting for a single family home, or for a seasonal getaway.**

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

Directions: **From Norwich, follow County Rd 33 to a right onto Shumway Hill Rd, Shumway Hill Rd becomes Miller Rd and then Blower Rd. Property is on right approx 2.7 miles down on Blower Rd next to 165 Blower 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: Restrictions:   
 Seller Provides:   
 Conditions: **Other - See Remarks**   
 Seller Stake in Lnd: Addl Site Data: **Agricultural District**  
 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: **\$1,281**  
Closed Date:

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

Lot Rent:  
School Tax: **\$471**  
Total Taxes: **\$1,752**  
DOM: **2**

MLS#: **S1362007**

Brett Ransford  
Not Licensed

Canaan Realty  
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