



New Listing

MLS#: **S1363304** **Single Family Residential** **A-Active**
3119 Cataract St List Price: **\$1,750,000**
 County: **Lewis** Zip: **13626** Acres: **380.00**
 Town: **Denmark** Pstl City: **Copenhagen** Cross St: **Plank**
 Area #: **Copenhagen-Village-232203**
 Village: **Copenhagen-Village** Lot Front: **5,000**
 Subdivision: Lot Depth: **5,000**
 TxMap#: **232203-123-008-0001-001-100-0000** Lot Shape: **Irregular**
 City Nghbrhd: **1** Lot #: **1**
 School Dist: **Copenhagen** SqFt [PubRec]: **2,820 []**
 High School: AboveGrade Sq: **[]**
 Middle School: Year Built: **2008**
 Elem School: Yr Blt Desc: **Existing**
 # Photo: **29**

General Information

Style of Res:	Ranch	Full Baths:	2	Bedrooms:	5	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	7	1st Flr:	3	2	0
Stories:	1.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	0	0	0
Exter Constr:	Frame, Vinyl					3rd Flr:	0	0	0
Driveway:	Other - See Remarks, Stone/Gravel, Turnaround					4th Flr:	0	0	0
Garage:	2.0/Attached					Bsmnt:	2	0	0
Lot Info:	Agricultural District	Roof Descr:	Asphalt			Total:	5	2	0
Attic:	Crawl Space, Scuttle Access	Foundation:	Block, Other - See Remarks						
Basement:	Full								
Waterfront:	Yes/River/Stream/Creek	Footage:	2,700	Riparian Rgts?	No				
Name:	Deer River	Island Name:							

Public Remarks: **Rare opportunity on this over 300 acre operating dairy farm with over 380 acres of choice cropland and 137 tie stall operation- available for the first time in generations! A proud Dairy of Distinction farm! Highly automated, well kept, meticulous operation from the calf barn with a prized drainage system and automatic feeder to the simplistic tie stall milking system and the automated and efficient manure handling system which pumps to the 1.4m storage facility, capable of 6 months reserve. The fertile soils which often produce 5 high yield cuts per year all within a 2 mile radius of the farm offers maximum efficiency. At the end of the day, relax in your newer 3-5 bd ranch style home with a spacious eat in kitchen, large family room & large master suite. On those hot summer days relax in the tranquil inground pool or soak in the hot tub. Enjoy the tranquility offered by over 2,700' of deeded frontage along the Deer River. This is an outstanding option for a farmer looking to expand or operate an impeccable stand alone operation. Also under lot/land s1363216**

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

Directions: **From the Village of Copenhagen follow High St/Main St to Cataract St. to the main farm house on the left about 2400' down the road.**

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP:1	# Artificial:	0	
Bedroom 1	1st		Bedroom 2	1st			# Gas:	1	
Bedroom 3	1st		Family Room	1st			# Pellet:	0	
Kitchen	1st		Living Room	1st			# Wood Burning:	0	
Other	1st						# Wood Stove:	0	
Add'l Rooms:	1st Floor Master Suite, Basement / Rec Room, Bonus Room, Den/Study, Family Room, Laundry-1st Floor, Other - See Remarks, Porch - Open							# Coal:	0
Add'l Interior Features:	Ceiling Fan, Central Vacuum System, Circuit Breakers - Some, Freestanding/Window AC, Leaded Glass - some, Natural Woodwork - some, Other - See Remarks, Pex Plumbing- Some							# Other:	0
Add'l Exterior Features:	Cable TV Available, Garage Door Opener, Hot Tub, Other - See Remarks, Partially Fenced Yard, Patio, Pool-In Ground, Propane Tank - Leased							# Freestanding:	0
Add'l Struct:								# Not Rep to Code:	0
Kitch/Dining:	Eat-In, Other - See Remarks, Pantry, Solid Surface Counter								
Appliances:	Convection, Cooktop - Gas, Dishwasher, Dryer, Other - See Remarks, Oven/Range Built-In, Refrigerator, Washer								
Accessibility:									
Floor:	Other - See Remarks								

Utilities Information

HVAC Type:	AC Unit-Window, Other - See Remarks, Radiant	Sewer:	Septic
Heating Fuel:	Other - See Remarks, Propane	Water:	Well
Water Htr Fuel:	Other - See Remarks, Propane	ENERGY STAR®	
Emerg Backup:		Qualified:	
Type of Well:	Drilled	Well Location:	Back of farm

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$7,907
1st Mtg Bal:	\$0	Equity:	\$1,750,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0				

Tax Info: **Taxes include Special Tax Dist**
Assess Val: **\$1,049,300**
HOA Pay Desc: **None**
HOA Fee:
HOA Amen:
Sale Price:

Annl Spc Assess: **\$0**

DOM: **0**

School Tax: **\$5,742**
Total Taxes: **\$13,649**
Lot Rent:

Closed Date:

MLS#: **S1363304**

Brett Ransford
Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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