



**New Listing**

MLS#: **S1364433** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**8.8 acres Brennan Rd** List Price: **\$35,000**  
County: **Herkimer** Zip: **13357** LP/SF:  
Town: **Columbia** Pstl City: **Ilion** Acres: **8.80**  
Area #: **Columbia-212000** Cross St: **Gage**  
Subdivision: Lot Front: **196**  
TxMap#: **212000-125-004-0002-007-000-0000** Lot Depth: **1,023**  
City Nghbrhd: Lot Shape:  
School Dist: **Mount Markham** Lot #: **7**  
High School: SqFt:  
Middle School: # Photo: **1**  
Elem School:

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Other - See Remarks, Rolling, Scenic**  
Road Ft/Desc: **Town** Buildings: **None** # Horse Stls: **0**  
Zoning: Milk Mkt:  
Land Feat: **Other - See Remarks, 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: **Country building site, located just a short drive from Ilion, Richfield Springs, and West Winfield. Enjoy a quiet country setting, with frontage on both Brennan and Gage Roads. Large, open area on Brennan Road and woods in the back, going towards Gage Rd. This is an ideal setting for your new home!**

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

Directions: **From Ilion, follow Rt 51S for 1.5 miles. Turn L onto Spinnerville Gulf Rd N then slight L onto Bell Hill Rd. After 1.8 miles turn right onto Warren Rd which becomes Brewer Rd and left onto Brennan. Property next to 132 Brennan**

**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, Other - See Remarks**  
Dev Status: **Raw Land**  
Soil: Restrictions: **Deed**  
Seller Provides:  
Conditions: **Other - See Remarks**  
Seller Stake in Lnd: Addl Site Data: **Deed Restriction**  
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: **\$278**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$21,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$463**  
Total Taxes: **\$741**  
DOM: **1**

MLS#: **S1364433**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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