



New Listing

MLS#: **S1375935** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
80 +/- acres Howland Hill Rd List Price: **\$114,000**
County: **Tioga** Zip: **13835** Acres: **80.00**
Town: **Richford** Pstl City: **Richford** Cross St: **Tubbs Hill Rd**
Area #: **Richford-493200** Lot Front: **4,300**
Subdivision: Lot Depth: **2,600**
TxMap#: **493200-012-000-0001-036-000-0000** Lot Shape:
City Nghbrhd: Lot #: **14**
School Dist: **Whitney Point** SqFt:
High School: # Photo: **14**
Middle School:
Elem School:

General Information

Type: **Camp, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Rolling, Scenic**
Road Ft/Desc: **Other - See Remarks, Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **Yes** Timber Rgts Rsv: **No**
Public Remarks: **Large acreage building or recreational property. This spacious acreage is ideal for recreational hunting, cross country skiing, or snowmobiling. Very secluded with over 4000' of deeded road frontage. This choice site lends itself to be a preferred home site with a multitude of options for building your (and friends or family's) home. Small open meadow provides and area for a spacious garden. Retain all, or sell off some lots. Very scenic area and close to a number of state Forests with a short drive back to 81 in Marathon and minutes to Ithaca. All surface rights convey. Please have a confirmed showing prior to walking the land, thank you!**

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

Directions: **From Richford head east on Route 79 to a right onto Payne Marsh Rd, left onto Tubbs Rd to the Howe Rd intersection.**

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, Survey**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

None

Possible Uses:

Agriculture

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:

\$114,000

School Tax:

\$2,276

Town/Cnty Tax:

\$2,150

City/Vil Tax:

\$0

Total Taxes:

\$4,426

Closed Date:

Sales Price:

DOM:

0

MLS#: **S1375935**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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