



New Listing

MLS#: **S1384778** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
15+/- acres County Route 10 List Price: **\$39,900**
County: **Chenango** Zip: **13815** LP/SF:
Town/City: **Pharsalia** Pstl City: **Norwich** Acres: **15.00**
Area #: **Pharsalia-084800** Cross St: **N Tower Rd**
Subdivision: Lot Front: **360**
TxMap#: **084800-119-000-0001-020-140-0000** Lot Depth: **1,850**
City Nghbrhd: Lot Shape: **Rectangular**
School Dist: **Norwich** Lot #:
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic, Slight Slope**
Road Ft/Desc: **State** Buildings: **None**
Zoning: **Residential 1 Unit** Milk Mkt: # Horse Stls: **0**
Land Feat: **Open Farm, Other - See Remarks, Pond, Scenic View, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/Pond** Footage: **89**
Name: **Pond** Island Name:
GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts:
Public Remarks: **Mostly open lot in the scenic countryside outside of Pharsalia and just a short drive from Norwich. Rolling land with a small pond in the front and some wooded areas along the back. This is an ideal spot to build your home. Numerous options for recreation with the New Michigan State Forest, Balsam Swamp State Forest, McDonough State Forest and Bowman Lake State Park (among others) just minutes away and less than 15 minutes to shopping in Norwich.**

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

Directions: **From Norwich, head West on Route 10. Property is across from from 1191 Co Rd 10, Norwich NY.**

Residence Information

Style of Res: Garage:
Exterior Cnstr:
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: BR Basement:
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: FB Basement: **0**
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: HB Basement:
Kitchen:
Basement:
Floor:
Attic: Roof Desc:
Addl Rooms:
Interior Feat:
Exterior Feat:
Appliances:
Accessibility:
Foundation:
Emerg Backup:
ENERGY STAR
Qualified@:
Fireplace: **0** # Artificial: # Gas: # Pellet:
Wood Burning: # Wood Stove: # Coal: # Other:
Freestanding: # Not to Code:

Utilities Information

Utils on Site: **None** Waste Disp: **Septic Required**
HVAC Type: **Electric**
Utils Avail: **Well Required**
Heating Fuel: Water Htr Fuel:
Water Supply: Well Location:
Type of Well:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides: **Other - See Remarks**
Conditions: Addl Site Data: **Agricultural District**
Seller Stake in Lnd: **None**
Driveway Desc: **Other - See Remarks, Recreational, Single Family Development**
Possible Uses:

Lot Information: **Rural**
Crop Acres:
Tillable Acres:

Timber Acres:
Pasture Acres:

Wooded Acres:

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$410**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$16,416**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$675**
Total Taxes: **\$1,085**
DOM: **1**

MLS#: **S1384778**

Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Wednesday, January 12, 2022