



**New Listing**

MLS#: **S1387751** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 Co Highway 48**  
 County: **Otego** Zip: **13825** List Price: **\$69,000**  
 Town/City: **Otego** Pstl City: **Otego** LP/SF:  
 Area #: **Otego-364889** Acres: **11.00** Cross St: **Downey Rd**  
 Subdivision: Lot Front: **900**  
 TxMap#: **364889-000-325-0000-001-005-0001** Lot Depth: **680**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Unatego** Lot #:   
 High School: SqFt:  
 Middle School: # Photo: **8**  
 Elem School:

**General Information**

Type: **Agricultural, Commercial** Improvement:  
 Topography: **Level, Rolling, Scenic**  
 Road Ft/Desc: **County** Buildings: **None**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks**  
 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 acreage available in Otego N.Y. for multi purpose uses-commercial potential, residential construction. Ample frontage on two roads (Rt 88 and 48 (Downey Rd.) nearly 1,000' on each road. Ideal for business needing visibility and easy access to highway. Approximately 2,000' to exit. If you have a business that could benefit from this choice location, it's a must see. Approximately 9 miles to Oneonta.**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video:  
 Virtual Tour 3D:

Directions: **Route 88 to exit 12, left onto Route 48, land on left approximately 1,500'**

**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: **None**  
 HVAC Type: Waste Disp: **Septic Required**  
 Utils Avail: **Electric, Other - See Remarks**  
 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:  
 Driveway Desc: **None**  
 Possible Uses: **Agriculture, Commercial, Other - See Remarks, 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: **Estate**  
Tax Info:  
Town/Cnty Tax: **\$820**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$30,700**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$533**  
Total Taxes: **\$1,353**  
DOM: **0**

MLS#: **S1387751**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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