



**New Listing**

MLS#: **S1390392** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**9.8+/- acres Souls Hill Rd** List Price: **\$30,000**  
County: **Chemung** Zip: **14825** LP/SF:  
Town/City: **Chemung** Pstl City: **Chemung** Acres: **9.80**  
Area #: **Chemung-072800** Cross St: **Dry Brook Rd**  
Subdivision: Lot Front: **619**  
TxMap#: **072800-104-000-0001-015-023-0000** Lot Depth: **715**  
City Nghbrhd: Lot Shape:  
School Dist: **Waverly** Lot #:   
High School: SqFt:  
Middle School: # Photo: **7**  
Elem School:

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Rolling, Scenic, Slight Slope**  
Road Ft/Desc: **Town** Buildings: **None**  
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Clear Lot, Other - See Remarks, Wooded - Partial**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **No** Island Name: Footage:  
Name: Timber Rgts Rsv: **Yes** Rip Rgts:  
GOM Rts Rsv: **Yes**  
Public Remarks: **Mostly open, spacious 9+ acres of land located on Souls Hill Rd. Conveniently located less than 15 minutes from both Waverly and Chemung and only 25 minutes from nearby Elmira. Land slopes up from the road. If you are looking for a tranquil setting in the Chemung area this could be an ideal location! (Oil, gas, & mineral rights have been retained by a previous owner)**

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

Directions: **From Waverly, head north on Route 23 for approx 7 miles. Turn left onto Souls Hill Rd. Land is on right across from 49 Souls Hill Rd.**

**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: **Other - See Remarks** Waste Disp: **Septic Required**  
HVAC Type: Electric, Telephone  
Utils Avail: Heating Fuel: Water Htr Fuel:  
Water Supply: **Well Required** Well Location:  
Type of Well:

**Miscellaneous Information**

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

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

# Timber Acres:  
# Pasture Acres:

# Wooded Acres:

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$235**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$21,800**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$314**  
Total Taxes: **\$549**  
DOM: **0**

MLS#: **S1390392**

Brett Ransford  
Not Licensed

Canaan Realty  
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