



MLS#: **S1394699** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
1342 Route 20 W List Price: **\$45,000**
County: **Madison** Zip: **13035** LP/SF:
Town/City: **Cazenovia** Pstl City: **Cazenovia** Acres: **3.26**
Area #: **Cazenovia-252289** Cross St: **Pompey Hollow**
Subdivision: **Town/Cazenovia** Lot Front: **307**
TxMap#: **252289-106-000-0001-001-004-0000** Lot Depth: **657**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Cazenovia** Lot #: **1**
High School: SqFt:
Middle School: # Photo: **8**
Elem School:

New Listing

General Information

Type: **Building Lot, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Scenic, Slight Slope** Buildings: **None**
Road Ft/Desc: **State, Town** Milk Mkt: # Horse Stls: **0**
Zoning: Land Feat: **Other - See Remarks, Scenic View, Wooded - Partial**
Addl Rooms: Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Name: Island Name: Footage:
GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts: **No**
Public Remarks: **Spacious building lot located minutes from historic Cazenovia Village. Open meadow with gentle western slope. Enjoy sunsets from your front porch. If you have been searching for a country setting lot at a great price this is a must see! Excellent gravely soil makes for great base for construction.**

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

Directions: **Route 20 from Cazenovia. Property on left just before Pompey Hollow Rd.**

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: **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

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

Annl Spc Assess: **\$0**
Assess Val: **\$38,200**
City/Vil Tax:
Sales Price:

Lot Rent:
School Tax: **\$750**
Total Taxes: **\$1,160**
DOM: **0**

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Brett Ransford
Not Licensed

Canaan Realty
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