



New Listing

MLS#: **S1398149** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
1100 Oakdale Rd List Price: **\$225,000**
County: **Broome** Zip: **13790** LP/SF:
Town/City: **Union** Pstl City: **Johnson City** Acres: **80.00**
Area #: **Union-034689** Cross St: **Overlook**
Subdivision: Lot Front: **154**
TxMap#: **034689-110-003-0001-018-000-0000** Lot Depth: **2,636**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Johnson City** Lot #: **18**
High School: SqFt:
Middle School: # Photo: **13**
Elem School:

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Rolling, Scenic, Slight Slope** Buildings: **None**
Road Ft/Desc: **Town** Milk Mkt: # Horse Stls: **0**
Zoning: Creek/Stream, Other - See Remarks, Pond, Scenic View, Wooded - Partial
Land Feat: Addl Rooms: Bedrooms: **0** Baths: **/0** Stories: **0.0** Rooms: **0**
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **900**
Name: **Other** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Recreational or unique home setting on this large acreage property. Minutes from downtown Johnson City and Binghamton. With over 90 acres of ideal mixture of woods, and open grass lands. If you are looking for a close and tranquil property for your hunting experience, come visit this Finch Hollow option. Step to gentle slopes blended with open and wooded sections. Small stream and relaxing pond all provides a great setting for great white tail and turkey hunting. Ideal option for a second or year round home. Come enjoy and build years of memories!**

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

Directions: **Rt 17 to exit 70N onto 201 (becomes Reynolds Rd) for 4,000'. Left onto Overlook Rd to stop sign, Right on to Oakdale Rd approx 1 1/2 miles to property on right. (No signs)**

Residence Information

Style of Res: Garage:
Exterior Cnstr:
BR 1st Flr: **0** BR 2nd Flr: **0** BR 3rd Flr: **0** BR Basement: **0**
FB 1st Flr: **0** FB 2nd Flr: **0** FB 3rd Flr: **0** FB Basement: **0**
HB 1st Flr: **0** HB 2nd Flr: **0** 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** Waste Disp: **Septic Required**
HVAC Type: Electric, Gas, Other - See Remarks, 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** Restrictions:
Soil:
Seller Provides:
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data: **Agricultural District**

Driveway Desc: **Other - See Remarks**

Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational, Single Family Development**

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: **\$1,800**

School Tax: **\$1,222**

Town/Cnty Tax: **\$631**

City/Vil Tax: **\$0**

Total Taxes: **\$1,853**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1398149**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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