



New Listing

MLS#: **S1407302** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
[L40 Briggs Rd](#) List Price: **\$125,000**
 County: **Madison** Zip: **13346** LP/SF:
 Town/City: **Lebanon** Pstl City: **Lebanon** Acres: **61.00**
 Area #: **Lebanon-253400** Cross St: **Lebanon Center Rd**
 Subdivision: Lot Front: **123**
 TxMap#: **253400-182-000-0001-040-000-0000** Lot Depth: **2,864**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Hamilton** Lot #: **40**
 High School: SqFt:
 Middle School: # Photo: **1**
 Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Other - See Remarks, Scenic, Slight Slope, Wet Lands-Some**
 Road Ft/Desc: **Town** Buildings: **None** # Horse Stls: **0**
 Zoning: Milk Mkt:
 Land Feat: **Creek/Stream, Other - See Remarks, Wooded**
 Addl Rooms: Baths: Stories: Rooms:
 Bedrooms: On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **100**
 Name: **Other** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Large acreage site with over 120' of road frontage leading back to the tranquil setting gor your getaway or treasured hunting destination. Mostly wooded with a nice mix of rolling and gently sloping land with a small, meandering stream in the rear corner of the site. If you are looking for a tranquil tropy hunting or getaway site, this is an excellent choice! Just minutes from Hamilton and Colgate University. Come enjoy the recreational opportunities awaiting you in Madison County**

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

Directions: **From Hamilton, follow Lebanon Street S for 2.7 miles. Left onto River Rd for a half mile. Right onto Briggs R to land on left. Just past 6214 Briggs Rd and before 6198 Briggs 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: **None**
 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**
 Dev Status: **Raw Land**
 Soil: Restrictions:
 Seller Provides:
 Conditions: **Other - See Remarks**
 Seller Stake in Lnd: Addl Site Data:
 Driveway Desc: **Other - See Remarks**

Possible Uses: **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: **\$70,900** School Tax: **\$1,311**
Town/Cnty Tax: **\$1,045** City/Vil Tax: **\$0** Total Taxes: **\$2,356**
Closed Date: Sales Price: DOM: **0**

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Brett Ransford
Not Licensed

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