



MLS#: **S1407386** **Lots, Land, Farms, and Seasonal/Camps** **C-Continue Show**  
**7353 Wheeler Rd**  
 County: **Madison** Zip: **13037** List Price: **\$235,000**  
 Town/City: **Sullivan** Pstl City: **Chittenango** LP/SF: **\$174.85**  
 Area #: **Sullivan-254889** Acres: **77.00** Cross St: **McGraw Rd**  
 Subdivision: Lot Front: **315**  
 TxMap#: **254889-033-000-0001-020-000-0000** Lot Depth: **3,451**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Chittenango** Lot #: **20**  
 High School: SqFt: **1,344**  
 Middle School: # Photo: **20**  
 Elem School:

**General Information**

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:  
 Topography: **Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **Barn-Horse, Other - See Remarks**  
 Zoning: Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Open Farm, Other - See Remarks, Pond, Scenic View, Wooded - Partial**  
 Addl Rooms: **1st Floor Bedroom, 1st Floor Master Bedroom, Laundry-1st Floor, Living Room, Porch - Open**  
 Bedrooms: **3** Baths: **2/0** Stories: **1.0** Rooms: **5**  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Spacious 3 bedroom, 2011 extended double wide on over 70 deeded acres and enhanced by an 11 box stall barn. Extra wide aisle and ample headroom for even your largest horse. Half mile stone dust oval training track and small pond. If you are looking for a great priced option to own your own horse facility, come see what 7353 Wheeler Rd has to offer. Land consists of approximately 72 deeded acres. Majority wooded, with some wetlands, balance is ideal for paddocks and pastures. The home is in great condition, barn is solidly built block construction. Front and rear doorways. If you are not in to horses, but need a home and barn priced well, this is a great option! Track could be used for a private running track, dirt bike training, etc. Come enjoy country living and fishing in the pond!**

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

Directions: **From the Village of Chittenango head north on Lakeport Rd for about 1 mile. Left onto Wheeler Rd (Across from the concrete company) and then turn left into the private driveway at the sign and between 7359 & 7349 Wheeler Rd.**

**Residence Information**

Style of Res: **Mobile Manu Home With Land, Mobile Manu - Garage: 0.0/No Garage**  
**Double Wide**  
 Exterior Cnstr: **Vinyl**  
 BR 1st Flr: **3** BR 2nd Flr: **0** BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: **2** 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: **Country Kitchen, Eat-In**  
 Basement: **Slab**  
 Floor: **Laminate-Some**  
 Attic: **None** Roof Desc:  
 Addl Rooms: **1st Floor Bedroom, 1st Floor Master Bedroom, Laundry-1st Floor, Living Room, Porch - Open**  
 Interior Feat:  
 Exterior Feat: **Other - See Remarks, Private Yard - see Remarks**  
 Appliances: **Oven/Range Freestanding, Oven/Range Gas, Refrigerator**  
 Accessibility:  
 Foundation: **Other - See Remarks**  
 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: **Electric, Other - See Remarks** Waste Disp: **Septic**  
 HVAC Type: **Forced Air**  
 Utils Avail: **Electric, Other - See Remarks, Telephone, Water**  
 Heating Fuel: **Propane** Water Htr Fuel: **Electric, Propane**  
 Water Supply: **Public**  
 Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**

Soil: Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Stone/Gravel**

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**

Tax Info: Annl Spc Assess: **\$0**

Town/Cnty Tax: **\$1,401** Assess Val: **\$109,600** Lot Rent: **\$1,972**

Closed Date: City/Vil Tax: **\$0** Total Taxes: **\$3,373**

Sales Price: DOM: **33**

MLS#: **S1407386**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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