



MLS#: **S1407612** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**4261 Whiskey Hill Rd** List Price: **\$69,900**  
 County: **Wayne** Zip: **14590** Acres: **3.46**  
 Town/City: **Butler** Pstl City: **South Butler** Cross St: **Paylor Road**  
 Area #: **Butler-542289**  
 Subdivision: Lot Front: **457**  
 TxMap#: **542289-075-115-0000-978-045-0000** Lot Depth: **428**  
 City Nghbrhd: Lot #:   
 School Dist: **North Rose-Wolcott** SqFt:   
 High School: # Photo: **14**  
 Middle School:   
 Elem School:

**New Listing**

**General Information**

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**  
 Topography: **Level**  
 Road Ft/Desc: **Town** Buildings: **Barn - Pole, Garage, Other - See Remarks**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Wooded - Partial**  
 Addl Rooms:   
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Wonderful building site or personal storage property, priced to sell with over 3 deeded acres and existing well built 3 bay and work area metal garage with concrete floor and tree lined gravel drive. Adjoins preservation Ducks Unlimited acreage. If you are seeking an ideal location for a home or get away, this is a must see. Located less than 5 miles from Savannah Dhu Conference center. Come see what Wayne County has to offer in tranquility settings. A second similar site is also available with a more rustic barn with old world charm (MLS# S1407604).**

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

Directions: **Route 31 in Savannah, headd North on Route 89 approx, 4.5 miles left onto S Butler Rd approx., 1.8 miles to a Right onto Whiskey Hill Road to property on the Left (approx. 2 miles up).**

**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**  
 Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials, Survey**  
 Dev Status: **Other - See Remarks**  
 Soil: **Other - See Remarks** Restrictions: **Other - See Remarks**  
 Seller Provides: **Other - See Remarks, Survey**  
 Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Other - See Remarks, Stone/Gravel**

Possible Uses: **2nd Home Development, Horses, Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Residential, 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: **\$373,000**

School Tax: **\$5,538**

Town/Cnty Tax: **\$4,562**

City/Vil Tax:

Total Taxes: **\$10,100**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1407612**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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