



MLS#: **S1408349** **Single Family Residential** **A-Active**
527 County Road 34 List Price: **\$395,000**
County: **Chenango** Zip: **13815** Acres: **228.49**
Town/City: **Norwich-Town** Pstl City: **Norwich** Cross St: **Gibbon Rd**
Area #: **Norwich-Town-084200**

Subdivision: Lot Front: **2,600**
TxMap#: **084200-149-000-0002-004-100-0000** Lot Depth: **2,000**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Unadilla Valley** Lot #: **4**
High School: SqFt [PubRec]: **2,337** []
Middle School: AboveGrade Sq: []
Elem School: Year Built: **1860**
Yr Blt Desc: **Existing**
Photo: **18**

General Information

Style of Res:	2 Story, Old Style, Rehab Needed	Full Baths:	1	Bedrooms:	3	1st Flr:	0	Full	1	Half	0
Built By:		Half Baths:	0	Total Rooms:	8	2nd Flr:	3	0	0		0
Stories:	2.0	Tot Baths:	1.0	# Beds/Sept:		3rd Flr:	0	0	0		0
Exter Constr:	Other - See Remarks					4th Flr:	0	0	0		0
Driveway:	Other - See Remarks					Bsmnt:	0	0	0		0
Garage:	0.0/No Garage					Total:	3	1	0		0
Lot Info:	Agricultural District, Other - See Remarks, Primary Road, Secluded			Roof Descr:							
Attic:	None			Foundation:	Other - See Remarks						
Basement:	Partial										
Waterfront:	Yes/Pond	Footage:	500	Riparian Rgts?	No						
Name:	Other	Island Name:									

Public Remarks: **Large acreage property located just minutes South/East of Norwich. Property is located on both sides of Springvale Rd (CO Rt 34) with over 100 acres on each side. Great views, ponds, pastures, and approximately 45 acres of tillable land. The old farm house could be removed or restored- this site would make an excellent choice for a getaway or hunting preserve with a great mix of habitat settings throughout. Beef cattle potential with the mix of open and wooded sections could be a wonderful option as well.**

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

Directions: **From Rt 12 in Norwich head E on Rexford St (Rt 23) R onto E River Rd to Polkville. Left at the light onto Rt 33 for about 1800', L onto Co Rt 34 (Springvale Rd) for 2 miles to 527 (house on left) land on both sides of road.**

Interior & Exterior Features

Add'l Rooms:	Other - See Remarks	Total FP:	0	# Artificial:	0
Add'l Interior Features:	Other - See Remarks	# Gas:	0	# Pellet:	0
Add'l Exterior Features:	Other - See Remarks	# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Other - See Remarks	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Other - See Remarks				
Accessibility:					
Floor:	Other - See Remarks				

Utilities Information

HVAC Type:	Other - See Remarks	Sewer:	Other - See Remarks
Heating Fuel:	Other - See Remarks	Water:	Other - See Remarks
Water Htr Fuel:	Other - See Remarks	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	
Type of Well:	None		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$3,357
1st Mtg Bal:	\$0	Equity:	\$395,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$3,360
Tax Info:				Total Taxes:	\$6,717
Assess Val:	\$107,065	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:		DOM:	28	Closed Date:	
HOA Amen:					
Sale Price:					

MLS#: **S1408349**
Canaan Realty

Brett Ransford
Not Licensed

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