



MLS#: **S1408621** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L10.1 Deminuk Rd List Price: **\$695,000**
 County: **Oneida** Zip: **13303** LP/SF:
 Town/City: **Ava** Pstl City: **Ava** Acres: **624.00**
 Area #: **Ava-302400** Cross St: **Ammon**
 Subdivision: Lot Front: **2,000**
 TxMap#: **302400-044-000-0001-010-001-0000** Lot Depth: **5,000**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Adirondack** Lot #: **10**
 High School: SqFt:
 Middle School: # Photo: **15**
 Elem School:

New Listing

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Flood Plain, Low Lands-Some, Other - See Remarks, Rolling, Wet Lands-Some**
 Road Ft/Desc: **Town** Buildings: **None, Other - See Remarks**
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Creek/Stream, Other - See Remarks, Pond, Spring, Water View, Wet Area, Wooded, Wooded - Partial**
 Addl Rooms: Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **4,300**
 Name: **East Branch Mohawk River** Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Large acreage holding, offering approximately 600 deeded acres, all contiguous! Gentle slopes, with some rolling topography. Mixture of woods, brush, and a couple medium to large ponds. Property is enhanced by seclusion, nearly 4000' of choice frontage along the East Branch of the Mohawk River (Stocked with brown trout) and an old, delapidated farm house site. This wonderful site could make an incredible spot for a recreational getaway and trophy hunting escape. Fish the pond and river, duck and geese hunting on the ponds and marsh, and create a choice habitat for deer, turkey, and quail. Rare opportunity to secure such a larger single parcel holding, with options for a wide range of recreational options.**

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

Directions: **From Rome, Rt 26 to W Leyden (Approx 16 miles). From Boonville W on Co Rt 294 (7 Miles) to W Leydon to Ammon Rd (locator bldg is 1164, which is on the corner of Rt 26 & Ammon). S onto Ammon Rd approx 3000' to land. Review map!**

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: **Other - See Remarks, Well Required**
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
 Dev Status: **Raw Land**
 Soil: **Clay, Gravel, Marsh, Other - See Remarks** Restrictions:
 Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Other - See Remarks, Parking Area**

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: **\$198,700**

School Tax: **\$3,006**

Town/Cnty Tax: **\$1,455**

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

Total Taxes: **\$4,461**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1408621**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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