



MLS#: **S1410716** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
7006 Bruce Rd
 County: **Madison** Zip: **13032** List Price: **\$695,000**
 Town/City: **Lenox** Pstl City: **Canastota** LP/SF: **\$368.11**
 Area #: **Lenox-253689** Acres: **95.27** Cross St: **Route 5**
 Subdivision: Lot Front: **690**
 TxMap#: **253689-043-000-0003-043-014-0000** Lot Depth: **1,257**
 City Nghbrhd: Lot Shape:
 School Dist: **Canastota** Lot #: **43**
 High School: SqFt: **1,888**
 Middle School: # Photo: **36**
 Elem School:

General Information

Type: **Agricultural, Farm - Working, Farm w/Residence, Other - See Remarks** Improvement:
 Topography: **Other - See Remarks, Rolling, Scenic** Buildings: **Barn-Calf, Chicken House, Garage, Greenhouse, Other - See Remarks, Outbuilding**
 Road Ft/Desc: **Town** Milk Mkt: # Horse Stls: **0**
 Zoning: **Agricultural** Addl Rooms: **Bonus Room, Great Room, Laundry-1st Floor, Porch - Enclosed, Workshop**
 Land Feat: **Creek/Stream, Open Farm, Other - See Remarks, Scenic View** Bedrooms: **3** Baths: **2/0** Stories: **2.0** Rooms: **7**
 On Wtrfrnt: **No** Name: Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Ideally situated farm! This well laid out farm boasts a spacious 3 bed, 2 bath country home! Step back in time and appreciate the beautiful woodwork, spacious country kitchen, lovely bay window for natural light, and an oversized rec room, studio, or as it s currently being used... a music room! From the second story balcony you can see the natural beauty of the land. The 90 plus acres are mostly open with a gentle rolling topography. Existing fencing for beef cattle, could be ideal for goats, sheep, horses, or a variety of livestock. Ample frontage along two secondary roads allows access and easy monitoring of the livestock. Spring and existing meandering stream provides a natural water source. If you have considered a new location for your existing operation or want to get back to nature, this farm provides a wonderful option to make that dream come true. Grow crops, animals, and sell country goods from any one of the outbuildings. Greenhouse has power and water and is already producing this year! Many options with this land and only minutes from the Village and Thruway exist. Also see s1409758, s1409758, s1410719**

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

Directions: **Route 5 (Seneca Turnpike) to Bruce Rd (West of Village of Canastota). Home and property will be on the left. Pull into the house to tour all the land.**

Residence Information

Style of Res: **2 Story, Farmhouse, Old Style** Garage: **1.0/Attached**
 Exterior Cnstr: **Vinyl**
 Room Flr Dim
Bedroom 1
 BR 1st Flr: **0** BR 2nd Flr: **3** BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: **1** FB 2nd Flr: **1** 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: **Full**
 Floor: **Ceramic-Some, Hardwood-Some**
 Attic: **Stair Access** Roof Desc:
 Addl Rooms: **Bonus Room, Great Room, Laundry-1st Floor, Porch - Enclosed, Workshop**
 Interior Feat: **Ceiling Fan, Circuit Breakers - Some**
 Exterior Feat: **Balcony, Cable TV Available, High Speed Internet**
 Appliances: **Microwave, Refrigerator, Washer**
 Accessibility:
 Foundation: **Stone**
 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, Telephone On Site** Waste Disp: **Septic Existing**
 HVAC Type: **Baseboard, Wood Auxiliary Unit**
 Utils Avail: **Electric, Other - See Remarks, Telephone** Water Htr Fuel: **Electric**
 Heating Fuel: **Oil, Wood**

Water Supply: **Well**
Type of Well: **Drilled**

Well Location: **By the bay window close to side door**
Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Other - See Remarks**
Soil:
Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**
Seller Stake in Lnd:
Driveway Desc: **Stone/Gravel**
Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational**
Lot Information: **Rural, Tillable**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Restrictions: **Flood Plain**

Addl Site Data: **Agricultural District, Other - See Remarks**

Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info: **Taxes include Special Assessments**
Town/Cnty Tax: **\$1,448**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$187,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$3,412**
Total Taxes: **\$4,860**
DOM: **57**

MLS#: **S1410716**

Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Thursday, July 28, 2022