



New Listing

MLS#: **S1412645** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
40+/- acres Route 12B
County: **Madison** Zip: **13346** List Price: **\$49,900**
Town/City: **Hamilton** Pstl City: **Hamilton** Acres: **40.00**
Area #: **Hamilton-253289** Cross St: **Route 77**
Subdivision: Lot Front: **700**
TxMap#: **198.-1-1.13** Lot Depth: **1,200**
City Nghbrhd: Lot Shape:
School Dist: **Hamilton** Lot #:
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**
Topography: **Hilly, Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope**
Road Ft/Desc: **State** Buildings: **None**
Zoning: **Agricultural** Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Wooded**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Island Name: Footage:
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
GOM Rts Rsv: **No**
Public Remarks: **Large acreage building site located just below Historic Village of Hamilton, NY. Mostly wooded with gentle to steep slopes, build your new home with added value from the low electrical through the local co-op. Several choice settings to build. Ample firewood (recently timbered with downed tree tops on site) logging trails throughout. Make the most of this opportunity, dress up the trails for hiking and mountain or dirt bike riding. Excellent hunting too. Along top ridge of site is standing timber not harvested. Come see what country living has to offer.**

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

Directions: **In Village of Hamilton, head South on Route 12b approximately 3.5 miles to land on the left, just past 1102 Route 12B, Hamilton NY.**

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: **None** Waste Disp: **Septic Required**
HVAC Type: **Cable, Electric, Telephone**
Utils Avail: **Well Required**
Heating Fuel: Water Htr Fuel:
Water Supply: **None** Well Location:
Type of Well:

Miscellaneous Information

Avail Docs: **Aerials, Topographical Data**
Dev Status: **Other - See Remarks, Raw Land** Restrictions:
Soil:
Seller Provides:
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data: **Other - See Remarks**

Driveway Desc:

Stone/Gravel, Turnaround

Possible Uses:

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

Tax Info:

Annl Spc Assess:

\$0

Lot Rent:

Town/Cnty Tax:

\$732

Assess Val:

\$54,966

School Tax:

\$942

Closed Date:

City/Vil Tax:

Total Taxes:

\$1,674

Sales Price:

DOM:

0

MLS#: **S1412645**

Brett Ransford

Canaan Realty

Not Licensed

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 Friday, June 10, 2022