



**New Listing**

MLS#: **S1413874** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 Route 5s**  
County: **Herkimer** Zip: **13407** List Price: **\$450,000**  
Town/City: **German Flatts** Pstl City: **Mohawk** LP/SF:  
Area #: **Mohawk-Village-212803** Acres: **50.00**  
Village: **Mohawk-Village** Cross St: **Towpath Ln**  
Subdivision: Lot Front: **3,500**  
TxMap#: **212803-120-039-0001-001-100-0000** Lot Depth: **1,000**  
City Nghbrhd: Lot #: **1**  
School Dist: **Central Valley** SqFt:  
High School: # Photo: **27**  
Middle School:  
Elem School:

**General Information**

Type: **Commercial, Farmland, Other - See Remarks** Improvement:  
Topography: **Other - See Remarks**  
Road Ft/Desc: **City, Other - See Remarks, State** Buildings: **Barn - Wood, Barn- Hay, Other - See Remarks, Silo**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Clear Lot, Scenic View**  
Addl Rooms: Stories: Rooms:  
Bedrooms: Baths: Footage: **2,400**  
On Wtrfrnt: **Yes/River/Stream/Creek** Island Name: Rip Rgts: **No**  
Name: **Mohawk River** Timber Rgts Rsv: **No**  
GOM Rts Rsv: **No**  
Public Remarks: **Large acreage site located just over the bridge from the Thruway. Access with traffic light installed. Both sections have access drive to arrive at level open developable areas. Located at the edge of the Village of Mohawk. The property could be an ideal spot for a warehouse, public or private storage, or greenhouse in a secluded setting. If you are needing large acreage with access less than a mile away to the Exit onto Route 90 this would be a great site for you! Many choices possible. High traffic count, easy access to highways, level open land, all combine to make this a choice offering.**

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

Directions: **From Exit from Thruway at Mohawk, left onto Main Street, Right onto 5S. Land starts on right at next light (half mile from turn off on Main Street) land on both sides of 5S.**

**Residence Information**

Style of Res: Garage:  
Exterior Cnstr:  
Room Flr Dim  
**Dining Room**  
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: **Other - See Remarks, Sewer Available, Waste Over 100 Feet**  
Utils Avail: **Cable, Electric, Other - See Remarks**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Other - See Remarks, Public**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials**  
Dev Status: **Raw Land**

Soil:  
Seller Provides:  
Conditions:  
Seller Stake in Lnd:  
Driveway Desc:  
Possible Uses:  
Lot Information:  
# Crop Acres:  
# Tillable Acres:

**Other - See Remarks**

**Other - See Remarks, Parking Area, Shared, Stone/Gravel  
Agriculture, Commercial, Other - See Remarks, Warehouse**

**Rural  
0.0000  
0.0000**

Restrictions:

Addl Site Data: **Agricultural District**

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

# Wooded Acres: **0.0000**

**Financial Information**

Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$175**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$15,110**  
City/Vil Tax: **\$277**  
Sales Price:

Lot Rent:  
School Tax: **\$330**  
Total Taxes: **\$782**  
DOM: **1**

MLS#: **S1413874**

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, June 16, 2022