



MLS#: **S1417496** **Lots, Land, Farms, and Seasonal/Camps**

A-Active

L67 S Main St Rd

List Price: **\$225,000**

County: **Genesee** Zip: **14020**
Town/City: **Batavia-Town** Pstl City: **Batavia**
Area #: **Batavia-Town-182400**

LP/SF:
Acres: **107.40**
Cross St: **Route 37**

Subdivision:
TxMap#: **182400-011-000-0001-067-000**
City Nghbrhd:
School Dist: **Pembroke**
High School:
Middle School:
Elem School:

Lot Front: **67**
Lot Depth: **3,739**
Lot Shape:
Lot #: **67**
SqFt:
Photo: **16**

New Listing

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Rolling, Scenic, Slight Slope, Wet Lands-Some**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Large home or recreational site. This spacious gently rolling property provides for access onto South Main Street with public water at the street. Build your home near the road or for a very private semi wooded setting built further back into this spacious 100 acre woods. Mix of light woods and brush covered meadows with great lanes for cutting hiking and dirt bike trails. About 10 acres of lower wet area provides great hunting opportunities or enhance into a private pond. May have adequate length for a private grass air strip. Home or hunting options abound on this large site just minutes from Batavia.**

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

Directions: **From the traffic circle, head West on South Main Street approx. 3 miles to sign on Left hand side of the road between 3436 and 3428 S Main Street. Approx 60' of deeded road front leads you into this wonderful acreage.**

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, Water**
Heating Fuel: Water Htr Fuel:
Water Supply: **At Street, Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Soil Data**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:

Conditions: **Other - See Remarks**
Seller Stake in Lnd:

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

Driveway Desc: **None**
Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational, Single Family Development**
Lot Information: **Residential, Rural, Secluded**
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:	\$174,800	School Tax:	\$2,995
Town/Cnty Tax:	\$2,365	City/Vil Tax:		Total Taxes:	\$5,360
Closed Date:		Sales Price:		DOM:	1

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Brett Ransford
Not Licensed

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