



MLS#: **S1417651** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**634 Cream The Valley Rd**  
 County: **St Lawrence** Zip: **13642** List Price: **\$650,000**  
 Town/City: **Gouverneur** Pstl City: **Gouverneur** LP/SF: **\$216.67**  
 Area #: **Gouverneur-404089** Acres: **562.00** Cross St: **Billins Cross Rd**  
 Subdivision: Lot Front: **7,000**  
 TxMap#: **404089-144-001-0001-003-000-0000** Lot Depth: **5,000**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Gouverneur** Lot #: **3**  
 High School: SqFt: **3,000**  
 Middle School: # Photo: **30**  
 Elem School:

**New Listing**

**General Information**

Type: **Agricultural, Farm - Working, Farm w/Residence, Recreation** Improvement:  
 Topography: **Level, Rolling, Scenic**  
 Road Ft/Desc: **Rural, Town** Buildings: **Barn-Dairy, Other - See Remarks, Shed**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Adjacent to National Forest, Open Farm, Other - See Remarks, Wooded - Partial**  
 Addl Rooms: **1st Floor Bedroom, Laundry-Basement, Other - See Remarks, Porch - Open**  
 Bedrooms: **4** Baths: **1/1** Stories: **2.0** Rooms: **7**  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **900**  
 Name: **Other** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **North country farm with existing country home. Free stall barn- double 4 parlor, machine shop, all situated on nearly 560 acres with approximately 200 in open fields. This offering is a great multi use property! Return to dairy operation, farming site, or large acreage hunting preserve. With over 7,000' of deeded road frontage, rolling wooded and open field acreage, to the marsh lands combine to make this an outstanding wildlife habitat. Bordering the 3,694 acre beautiful Beaver Creek State Forest and located just a short drive from Watertown (with International airport) this could be your private getaway or country farm. Known as Cream of the Valley farm. Come home to your next adventure! (Delayed showings and negotiations until 9 a.m. July 5th 2022) Also listed as Residential S1417413**

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

Directions: **From Gouverneur take Clinton St north approx 2 miles. Left onto Pewabody Rd approx 4 miles to the end. R onto Cream of the Valley Rd to 634 on the right approx 1600' up from intersection.**

**Residence Information**

Style of Res: **Farmhouse, Working Farm** Garage: **2.0/Attached, Carport**  
 Exterior Cnstr: **Vinyl**  
 Room Flr Dim  
**Bedroom 1**  
 BR 1st Flr: **1** BR 2nd Flr: **3** BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: **0** FB 2nd Flr: **1** FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: **1** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen: **Eat-In, Other - See Remarks**  
 Basement: **Full**  
 Floor: **Other - See Remarks, Vinyl-Some, Wall To Wall Carpet-Some**  
 Attic: **Full, Stair Access** Roof Desc: **Metal**  
 Addl Rooms: **1st Floor Bedroom, Laundry-Basement, Other - See Remarks, Porch - Open**  
 Interior Feat: **Ceiling Fan, Other - See Remarks, Water Softener - Owned**  
 Exterior Feat: **Other - See Remarks**  
 Appliances: **Dishwasher, Other - See Remarks**  
 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**  
 HVAC Type: **Forced Air** Waste Disp: **Septic**  
 Utils Avail: **Electric, Other - See Remarks, Telephone**  
 Heating Fuel: **Oil** Water Htr Fuel: **Electric**  
 Water Supply: **Well**  
 Type of Well: **Drilled** Well Location: **Front of house**

**Miscellaneous Information**

Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**

Soil: Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

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

Driveway Desc: **Stone/Gravel**

Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational**

Lot Information: **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: **\$339,900**

School Tax: **\$4,762**

Town/Cnty Tax: **\$4,400**

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

Total Taxes: **\$9,162**

Closed Date:

Sales Price:

DOM: **1**

MLS#: **S1417651**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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