



New Listing

MLS#: **S1420027** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**8911 Plainville Rd** List Price: **\$595,000**  
 County: **Onondaga** Zip: **13027** LP/SF: **\$198.00**  
 Town/City: **Lysander** Pstl City: **Baldwinsville** Acres: **75.42**  
 Area #: **Lysander-313689** Cross St: **Church Rd**  
 Subdivision: Lot Front: **265**  
 TxMap#: **313689-027-000-0002-029-002-0000** Lot Depth: **2,300**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Baldwinsville** Lot #: **3,005**  
 High School: SqFt: **43**  
 Middle School: # Photo: **43**  
 Elem School:

General Information

Type: **Agricultural, Farm w/Residence, Other - See Remarks** Improvement:  
 Topography: **Rolling, Scenic** Buildings: **Arena, Barn-Horse, Other - See Remarks**  
 Road Ft/Desc: **Town** Milk Mkt: # Horse Stls: **25**  
 Zoning: **Creek/Stream, Open Farm, Other - See Remarks, Scenic View, Wooded - Partial**  
 Land Feat: **1st Floor Master Suite, Bonus Room, Den/Study, In-Law - see Remarks, Laundry-1st Floor, Office, Other - See Remarks, Porch - Open, Possible Additional Bedroom**  
 Addl Rooms: **3** Baths: **1/1** Stories: **2.0** Rooms: **10**  
 Bedrooms: **3** On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,000**  
 Name: **Other** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Welcome to Smoke Tree Farm- a multi generational horse training and boarding facility. This ideally situated 25+ stall facility with spacious, well lit indoor arena provides a wonderful opportunity for you to bring or open your new facility in the B'ville community. Featuring a 2 family home. Main unit provides a 2/3 bed, single story floor plan, large eat-in country kitchen, office, and spacious family room. 2nd unit boasts 4 bedrooms, full bath on upper floor, eat-in kitchen, formal living room, laundry, and half bath on main floor. Continuing with the equine side, all stalls access the indoor arena without going outside. 1/2 bath, laundry facility for blankets etc, wash stall, 2 tack rooms, & a spacious 2nd floor viewing room provides an unobstructed view of the arena. Effective work flow throughout. Farm includes multiple buildings for tractors, wagons, trailers, etc. & 2 outdoor arenas for training, clinics & shows. Multiple water hydrants throughout. With just over 75 deeded acres including multiple paddocks and roughly 30 acres for hay production, this is a well rounded facility awaiting a new generational owner to continue the passion and care in boarding and training.**

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

Directions: **From 690 take Rt 370 West approx 4.5 miles. Right onto Plainville Rd (North) approx 3 miles to Smoke Tree Farm on left.**

Residence Information

Style of Res: **Farmhouse, Other - See Remarks** Garage: **2.0/Detached**  
 Exterior Cnstr: **Other - See Remarks, Vinyl**  
 BR 1st Flr: **3** BR 2nd Flr: **0** BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: **1** FB 2nd Flr: **0** FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: **1** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen: **2nd Kitchen, Eat-In, Island, Other - See Remarks**  
 Basement: **Exterior Walkout, Partial**  
 Floor: **Other - See Remarks, Tile-Some, Wall To Wall Carpet-Some**  
 Attic: **Scuttle Access, Unfinished** Roof Desc: **Asphalt**  
 Addl Rooms: **1st Floor Master Suite, Bonus Room, Den/Study, In-Law - see Remarks, Laundry-1st Floor, Office, Other - See Remarks, Porch - Open, Possible Additional Bedroom**  
 Interior Feat: **Ceiling Fan, Circuit Breakers - Some, Drapes - Some, Other - See Remarks, Pex Plumbing- Some, Sump Pump, Water Softener - Owned**  
 Exterior Feat: **Other - See Remarks, Propane Tank - Leased**  
 Appliances: **Cooktop - Gas, Dishwasher, Microwave**  
 Accessibility:  
 Foundation: **Other - See Remarks, Stone**  
 Emerg Backup: **Generator - Permanent**  
 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, Water**  
 HVAC Type: **AC-Central, Forced Air, Other - See Remarks** Waste Disp: **Septic**  
 Utils Avail: **Electric, Other - See Remarks, Telephone, Water**  
 Heating Fuel: **Propane** Water Htr Fuel: **Propane**

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

Well Location: **front right**  
**Miscellaneous Information**

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

Restrictions:

Addl Site Data: **Agricultural District**

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

**Financial Information**

Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$1,303**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$215,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$4,178**  
Total Taxes: **\$5,481**  
DOM: **0**

MLS#: **S1420027**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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