



New Listing

MLS#: **S1424540** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L110 Allen Hill Rd List Price: **\$245,000**
 County: **Cortland** Zip: **13040** LP/SF:
 Town/City: **Taylor** Pstl City: **Cincinnati** Acres: **275.00**
 Area #: **Taylor-114200** Cross St: **Chenigo Solon Pond Rd**
 Subdivision: Lot Front: **431**
 TxMap#: **114200-081-000-0001-005-110-0000** Lot Depth: **5,000**
 City Nghbrhd: Lot Shape:
 School Dist: **Cincinnati** Lot #: **5**
 High School: SqFt:
 Middle School: # Photo: **9**
 Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Other - See Remarks, Rolling, Scenic**
 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: **Yes** Timber Rgts Rsv: **No**
 Public Remarks: **Large acreage recreational property located at the end of a town road. Gentle to steep slopes throughout, recent harvest. Incredible price for this choice setting that abuts the Taylor Valley State Forrest on three sides. Valley views with incredible hunting opportunities awaiting. (Previous owner holds life use of hunting rights) Come build your camp/cabin and hunt the state forest, hike and quad/dirt bike riding through the large, secluded property. Nearly 300 acres, priced well below \$1,000/acre. This is a great recreational opportunity to build memories on!**

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

Directions: **Rt 26 in Taylor. West on Whitney Rd onto Taylor Valley Rd. Turn R onto Suarez Rd for approx 3 miles. Left onto Allen Hill Rd. Property begins at the end of Rd. See attached map.**

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**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **Well Required**
 Type of Well: **None** Well Location:

Miscellaneous Information

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

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

None

Possible Uses:

Other - See Remarks, Recreational, Single Family Development

Lot Information:

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

Annl Spc Assess:

\$0

Lot Rent:

Tax Info:

Assess Val:

\$252,000

School Tax:

\$713

Town/Cnty Tax:

\$5,399

City/Vil Tax:

\$0

Total Taxes:

\$6,112

Closed Date:

Sales Price:

DOM:

0

MLS#: **S1424540**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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