



MLS#: **S1427677** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
Lot #7 County Road 47 List Price: **\$42,000**
 County: **Chenango** Zip: **13815** Acres: **10.00**
 Town/City: **Pharsalia** Pstl City: **Norwich** Cross St: **Fred Stewart Road**
 Area #: **Pharsalia-084800**
 Subdivision: Lot Front: **281**
 TxMap#: **084800-119-000-0001-008-610-0000** Lot Depth: **1,004**
 City Nghbrhd: Lot Shape: **Flag**
 School Dist: **Norwich** Lot #:
 High School: SqFt:
 Middle School: # Photo: **10**
 Elem School:

New Listing

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Level** Buildings: **None**
 Road Ft/Desc: **Other - See Remarks, Town** Milk Mkt: # Horse Stls: **0**
 Zoning: Land Feat: **Other - See Remarks**
 Addl Rooms: Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **No** Name: Island Name: Footage:
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts: **No**
 Public Remarks: **0 +/- acres mostly open on a generally level road with potential to build your secluded home or hunting cabin! This lot has much to offer as it borders Pharsalia Woods State Forrest that will provide you with abundant wildlife and recreation opportunities! The Finger Lakes Trail goes right by and snowmobile trails are 300ft down the road. The country setting on a quiet year round maintained road provides an ideal setting for someone looking for a get away property or recreational site. Easy commute to Public fishing streams, Bowman Lake State Park and Balsam Pond.**

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

Directions: **From Norwich take County Road 10A, which becomes County Road 10, to the second right turn onto County Road 47. Property is a little over .3 miles on the left.**

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: **Electric** Waste Disp: **Septic Required**
 HVAC Type:
 Utils Avail: **Other - See Remarks** Water Htr Fuel:
 Heating Fuel:
 Water Supply: **Well Required** Well Location:
 Type of Well: **None**

Miscellaneous Information

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

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

None

Possible Uses:

Agriculture, Recreational, Single Family Development

Lot Information:

Rural, Tillable

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:

\$12,000

School Tax:

\$484

Town/Cnty Tax:

\$296

City/Vil Tax:

\$0

Total Taxes:

\$780

Closed Date:

Sales Price:

DOM:

0

MLS#: **S1427677**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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