



New Listing

MLS#: **S1434243**

Lots, Land, Farms, and Seasonal/Camps

A-Active

L5.1 Cross Farm Rd

List Price: **\$275,000**

County: **Sullivan**

Zip: **12733**

LP/SF:

Town/City: **Fallsburgh**

Pstl City: **Fallsburg**

Acres: **80.00**

Area #: **Fallsburgh-482889**

Cross St: **Meyerhoff**

Subdivision:

TxMap#: **482889-026-000-0001-005-100**

Lot Front: **1,800**

Lot Depth: **2,746**

City Nghbrhd:

School Dist: **Liberty**

Lot Shape:

Lot #:

SqFt:

Photo: **1**

High School:

Middle School:

Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:

Topography: **Low Lands-Some, Other - See Remarks, Rolling, Scenic, Slight Slope**

Road Ft/Desc: **Other - See Remarks, Town** Buildings: **None**

Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**

Land Feat: **Other - See Remarks, Wet Area, Wooded**

Add 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 acreage recreational site located just minutes from the Liberty, with over 1,200' on a seasonal use town road (main roads are within a few hundred feet). Cedar and pine cover along the road gives way to a gentle rise into a choice hardwood stand. Roughly 120' in elevation increase round out with a long wooded plateau nestled well off the road. Existing power line bisects the rear 1/3 of the site (provides ideal pathways for deer runs). If you are seeking a choice recreational site close yet secluded - this is a must see. As you know this area is an ideal destination for hiking, hunting and world class fishing!**

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

Directions: **From Liberty, Follow Route 52 East, at the Y take Cross Farm Road, Land on Right approx 1mile from split. From Meyerhoff Road, West on Cross Farm Road (aka Prince Road) land on Left up approx 1,000'.**

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:

Add 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, Other - See Remarks**

Heating Fuel: Water Htr Fuel:

Water Supply: **Well Required**

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:

Driveway Desc: **None**
Possible Uses: **Recreational, Single Family Development**
Lot Information: **Rural, Seasonal Road**
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:	\$75,200	School Tax:	\$3,734
Town/Cnty Tax:	\$2,680	City/Vil Tax:		Total Taxes:	\$6,414
Closed Date:		Sales Price:		DOM:	2

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Brett Ransford
Not Licensed

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