



**New Listing**

MLS#: **S1437752** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**Lot 3 Preston Hill Rd** List Price: **\$45,000**  
County: **Madison** Zip: **13346** LP/SF:  
Town/City: **Hamilton** Pstl City: **Hamilton** Acres: **8.00**  
Area #: **Hamilton-253289** Cross St: **Horton**  
Subdivision: Lot Front: **400**  
TxMap#: **253289-198-000-0001-020-000-0000** Lot Depth: **800**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Sherburne-Earlville** Lot #: **3**  
High School: SqFt:  
Middle School: # Photo: **1**  
Elem School:

**General Information**

Type: **Other - See Remarks, Residential** Improvement:  
Topography: **Other - See Remarks, Scenic**  
Road Ft/Desc: **Other - See Remarks, Town** Buildings: **None**  
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Clear Lot, Other - See Remarks**  
Addl 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: **8+/- acre site ideal for a country home on a quiet country road. Gently sloping open meadow, an ideal location to build a country home! Ample frontage and located just minutes from the Village of Hamilton. Build your new home and barn in this ideal setting for a hobby farm with chickens, goats, or perhaps you have horses and need a few more acres for them to roam. Gentle setting and no clearing needed!**

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

Directions: **From Hamilton head south on 12B. Left onto Madison Market Place which becomes Preston Hill once you cross over Horton Rd. One of two lots on the left approx 2.25 miles after crossing over Horton. Only 3 1/2 miles to the village.**

**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: **Other - See Remarks**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Well Required**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials, Topographical Data**  
Dev Status: **Raw Land** Restrictions:  
Soil:  
Seller Provides:  
Conditions: **Other - See Remarks, Owner Will Survey, Sell Subject To Lot Approval**  
Seller Stake in Lnd: Addl Site Data: **Other - See Remarks**  
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:

**To be subdivided, taxes based on larger parcel**

Assess Val: **\$79,500**

School Tax: **\$1,165**

Town/Cnty Tax:

**\$1,175**

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

Total Taxes: **\$2,340**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1437752**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Thursday, October 6, 2022