



**New Listing**

MLS#: **S1449232** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L1N County Road 34**  
County: **Chenango** Zip: **13815** List Price: **\$198,500**  
Town/City: **Norwich-Town** Pstl City: **Norwich** LP/SF: **\$84.94**  
Area #: **Norwich-Town-084200** Acres: **103.00**  
Cross St: **Gibbon Rd**  
Subdivision: Lot Front: **1,700**  
TxMap#: **084200-149-000-0002-004-100-0000** Lot Depth: **2,000**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Unadilla Valley** Lot #:   
High School: SqFt: **2,337**  
Middle School: # Photo: **13**  
Elem School:

**General Information**

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Level, Rolling, Scenic**  
Road Ft/Desc: **Other - See Remarks, Town** Buildings: **Barn - Wood, Other - See Remarks**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Other - See Remarks, Pond, Wooded - Partial**  
Addl Rooms:  
Bedrooms: **5** Baths: **1** Stories: **2.0** Rooms: **8**  
On Wtrfrnt: **Yes/Pond** Footage: **500**  
Name: **Other** Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Large acreage property located just minutes South/East of Norwich. Property is located on the north side of Springvale Rd (CO Rt 34) with over 100 acres. Great views, ponds, pastures, and additional land also available for sale across the street. The old farm house could be removed or restored- this site would make an excellent choice for a getaway or hunting preserve with a great mix of habitat settings throughout. Beef cattle potential with the mix of open and wooded sections could be a wonderful option as well.**

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

Directions: **From Rt 12 in Norwich head E on Rexford St (Rt 23) R onto E River Rd to Polkville. Left at the light onto Rt 33 for about 1800', L onto Co Rt 34 (Springvale Rd) for 2 miles to 527 (house on left) land on North side of the road.**

**Residence Information**

Style of Res: **2 Story, Old Style, Rehab Needed** Garage: **/No Garage**  
Exterior Cnstr: **Other - See Remarks**  
BR 1st Flr: BR 2nd Flr: **3** BR 3rd Flr: **0** BR Basement: **0**  
FB 1st Flr: **1** 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** Waste Disp: **Other - See Remarks**  
HVAC Type:  
Utils Avail: **Electric, Other - See Remarks**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Other - See Remarks**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

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

Conditions: **Other - See Remarks, Will Subdivide**

Seller Stake in Lnd:

Addl Site Data: **Agricultural District**

Driveway Desc: **Other - See Remarks**

Possible Uses: **Agriculture, 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: **\$107,065**

School Tax: **\$3,360**

Town/Cnty Tax: **\$3,357**

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

Total Taxes: **\$6,717**

Closed Date:

Sales Price:

DOM: **8**

MLS#: **S1449232**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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