



MLS#: **S1449234** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L2S County Road 34
 County: **Chenango** Zip: **13815** List Price: **\$197,500**
 Town/City: **Norwich-Town** Pstl City: **Norwich** LP/SF: **\$84.51**
 Area #: **Norwich-Town-084200** Acres: **118.00** Cross St: **Gibbon Rd**
 Subdivision: Lot Front: **1,239**
 TxMap#: **084200-149-000-0002-004-100-0000** Lot Depth: **2,000**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Unadilla Valley** Lot #: **4**
 High School: SqFt: **2,337**
 Middle School: # Photo: **7**
 Elem School:

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Level, Rolling, Scenic**
 Road Ft/Desc: **Other - See Remarks, Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms: **8**
 On Wtrfrnt: **No** Footage: **0**
 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 south side of Springvale Rd (CO Rt 34) with over 100 acres on each side. Great views, pastures, and tillable land. 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. Additional land available.**

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 mi. Property across street from 527 Co Rd 34.**

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: **Other - See Remarks**
 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#: **S1449234**

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, December 29, 2022