



MLS#: **S1450803** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L25.2 Murray Rd** List Price: **\$27,900**  
 County: **Chenango** Zip: **13052** Acres: **5.81**  
 Town/City: **Lincklaen** Pstl City: **De Ruyter** Cross St: **Neal**  
 Area #: **Lincklaen-083400**  
 Subdivision: Lot Front: **600**  
 TxMap#: **083400-051-000-0001-025-200-0000** Lot Depth: **300**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Otselic Valley** Lot #: **25**  
 High School: SqFt:  
 Middle School: # Photo: **1**  
 Elem School:

**New Listing**

**General Information**

Type: **Other - See Remarks, Recreation** Improvement: **No Improvements**  
 Topography: **Other - See Remarks, Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **None**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Adjacent to National Forest, Creek/Stream, Other - See Remarks, Wet Area, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **600**  
 Name: **Glen Brook** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Conveniently located recreational lot in Lincklaen NY, just across the road from the Lincklaen State Forest. Glen Brook Runs through the land and it has frontage on both Murray Rd and Neal Rd. Come enjoy the countryside less than 40 minutes away from Cortland, or under an hour to Syracuse!**

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

Directions: **From Route 26 in Pitcher head north on Joe Road for 2 miles. Left onto Neal Rd. Property is at the end of Neal Rd on the right hand side, right at the corner of Neal and Murray Rd.**

**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: **None**  
 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**  
 Dev Status: **Raw Land**  
 Soil: Restrictions:  
 Seller Provides:  
 Conditions: **Other - See Remarks**  
 Seller Stake in Lnd: Addl Site Data:  
 Driveway Desc: **None**  
 Possible Uses: **Other - See Remarks, Recreational**  
 Lot Information: **Rural**

# Crop Acres: **0.0000**  
# Tillable Acres: **0.0000**

# Timber Acres: **0.0000**  
# Pasture Acres: **0.0000**

# Wooded Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$372**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$5,000**  
City/Vil Tax:  
Sales Price:

Lot Rent:  
School Tax: **\$164**  
Total Taxes: **\$536**  
DOM: **1**

MLS#: **S1450803**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPK Manlius, NY 13104

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