



New Listing

MLS#: **S1456550** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
50 North St List Price: **\$130,000**
County: **Broome** Zip: **13862** LP/SF:
Town/City: **Triangle** Pstl City: **Triangle** Acres: **41.00**
Area #: **Triangle-034489** Cross St: **Route 206**
Subdivision: Lot Front: **1,400**
TxMap#: **034489-030-001-0001-019-011-0000** Lot Depth: **1,152**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Whitney Point** Lot #: **19**
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Farmland, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Level, Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **Barn - Wood**
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
Land Feat: **Creek/Stream, Other - See Remarks, Wooded - Partial**
Addl Rooms: Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,700**
Name: **Halfway Brook** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Large country building lot and farm acreage. Over 1500' road frontage provides ample elbow room. Nearly 17 acres of tillable cropland and several choice building locations make this tranquil site an ideally sized farmette option. Existing building on site for storage and animals and creek frontage on Halfway Brook. Short Drive to 91 and Binghamton or Cortland. Come see what country living has to offer on this property!**

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

Directions: **From 81 N Exit 8, Route 206 East to Triangle left on North St. 1/2 mile on right.**

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** Waste Disp: **Septic Required**
HVAC Type: Electric, Telephone
Utils Avail: Heating Fuel: Water Htr Fuel:
Heating Fuel: **Well Required** Well Location:
Water Supply: Type of Well: **None**

Miscellaneous Information

Avail Docs: **Aerials** Restrictions:
Dev Status: **Raw Land** Addl Site Data: **Agricultural District**
Soil: Seller Provides: **Other - See Remarks**
Conditions: Seller Stake in Lnd:
Driveway Desc: **None** 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: **Taxes include Special Tax Dist** Assess Val: **\$81,600** School Tax: **\$1,638**
Town/Cnty Tax: **\$909** City/Vil Tax: Total Taxes: **\$2,547**
Closed Date: Sales Price: DOM: **0**

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Brett Ransford
Not Licensed

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