



**New Listing**

MLS#: **S1457100** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L113 Road 13** List Price: **\$399,900**  
County: **Delaware** Zip: **13839** LP/SF:  
Town/City: **Sidney** Pstl City: **Sidney Center** Acres: **127.00**  
Area #: **Sidney-125089** Cross St: **Olmstead**  
Subdivision: Lot Front: **1,500**  
TxMap#: **125089-162-000-0001-002-113** Lot Depth: **2,400**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Sidney** Lot #: **2**  
High School: SqFt: **0**  
Middle School: SqFt Source: **Other**  
Elem School: # Photo: **11**

**General Information**

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Other - See Remarks, Rolling, Scenic**  
Road Ft/Desc: **Town** Buildings: **None**  
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Creek/Stream, Open Farm, Other - See Remarks, Wooded - Partial**  
Addl Rooms: Baths: Stories: Rooms:  
Bedrooms: On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,000**  
Name: **East Masonville Creek** Island Name: Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Large acreage home/ farm or recreational property located just minutes from I-88, this 127-acre upland property is ideal for a home or camp site with a spectacular sunset view from the rolling terrain. Over 50 acres of tillable ground allows for food plots or other agricultural endeavors. 40 acres of woodland provides firewood and habitat for trophy wildlife. East Masonville Creek begins on the upland portion opening up an ideal home and pond (potential) site. With nearly 1500' of deeded road frontage, you will have plenty of space. All mineral rights convey. This is truly a great property; come see what country living is like!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Route 206 in Masonville. E 1.5 miles to a left-hand turn onto Masonville- Sidney Center Rd. approx. 2.4 miles - left onto Olmstead Rd to end. Land across St when you are at the stop sign (Across from 901 Route 13, Sidney Center)**

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

**Miscellaneous Information**

Avail Docs: **Aerials, Other - See Remarks**  
Dev Status: **Raw Land**  
Soil: Restrictions:

Seller Provides:  
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

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:

Assess Val: **\$102,400**

School Tax: **\$2,266**

Town/Cnty Tax: **\$1,701**

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

Total Taxes: **\$3,967**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1457100**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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