



New Listing

MLS#: **S1458038**
5630 Norris & Rt 104 Rd

Lots, Land, Farms, and Seasonal/Camps

A-Active

County: **Wayne**
Town/City: **Huron**
Area #: **Huron-542600**

Zip: **14590**
Pstl City: **Wolcott**

List Price: **\$1,450,000**
LP/SF: **\$614.41**
Acres: **40.00**
Cross St: **Route 104**

Subdivision:
TxMap#: **542600-072-116-0000-717-863-0000**
City Nghbrhd:
School Dist: **North Rose-Wolcott**
High School:
Middle School:
Elem School:

Lot Front: **1,800**
Lot Depth: **960**
Lot Shape: **Irregular**
Lot #: **717**
SqFt: **2,360**
SqFt Source: **See Remarks**
Photo: **30**

General Information

Type: **Commercial, Other - See Remarks** Improvement:
Topography: **Level, Scenic**
Road Ft/Desc: **Town** Buildings: **Other - See Remarks, Outbuilding, Shed**
Zoning: **Agricultural** Milk Mkt: # Horse Stls: **0**
Land Feat: **Open Farm, Orchard, Other - See Remarks**
Addl Rooms:
Bedrooms: Baths: Stories: **1.0** Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **High production turn-key combination Apple orchard, cidery, and country farm stand. This incredible operation has been fine tuned to be highly efficient and productive. Nestled in Upstate NY Apple country, along the major highway between Rochester and Syracuse. The temperate air from Lake Ontario provides the ideal setting to produce some of NY's world class varieties of crisp apples. This offering includes a u-pick operation, retail sales, farm produce stand, wholesale business, and a whole host of other seasonal country items. From the home made doughnuts to wines and spirits and cheeses. If you are seeking a natural country business, this is a great option with the current owners fine tuning the whole operation into a streamlined productive business.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **5630 Norris Rd at the corner of Norris Rd and Route 104 in North Rose NY**
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: **None**
Floor: **Other - See Remarks**
Attic: Roof Desc: **Metal, Other - See Remarks**
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: **Electric, Sanitary Sewer, Water**
HVAC Type: **Other - See Remarks** Waste Disp: **Septic**
Utils Avail: **Electric, Other - See Remarks, Telephone**
Heating Fuel: **Electric, Other - See Remarks** Water Htr Fuel:
Water Supply: **Well**
Type of Well: **Drilled** Well Location: **Towards back of prop**

Miscellaneous Information

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

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc:

Parking Area

Possible Uses:

Commercial, Other - See Remarks

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:

\$245,000

School Tax:

\$2,006

Town/Cnty Tax:

\$1,593

City/Vil Tax:

\$0

Total Taxes:

\$3,599

Closed Date:

Sales Price:

DOM:

1

MLS#: **S1458038**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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