



**Price Decrease**

MLS#: **S1471013** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L53 Route 26** List Price: **\$185,000**  
 County: **Madison** Zip: **13334** LP/SF:  
 Town/City: **Eaton** Pstl City: **Eaton** Acres: **37.42**  
 Area #: **Eaton-252689** Cross St: **Smith Road**  
 Subdivision: Lot Front: **1,800**  
 TxMap#: **252689-136-000-0001-053-000-0000** Lot Depth: **1,311**  
 City Nghbrhd: Lot #: **53**  
 School Dist: **Morrisville-Eaton** SqFt [PubRec]: []  
 High School: AboveGrade Sq: []  
 Middle School: SqFt Source: **Public Records**  
 Elem School: # Photo: **17**

**General Information**

Type: **Building Lot, Farmland, Recreation, Residential** Improvement:  
 Topography: **Hilly, Rolling, Scenic**  
 Road Ft/Desc: **State** Buildings: **None**  
 Zoning: **Agricultural** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Scenic View, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Water Related Features:

Public Remarks: **Rare view setting, if you are looking for a secluded setting with unparalleled views close to Historic Hamilton NY, this is a must see property. With over 1,800' of deeded road frontage, mostly open, gentle slope with roughly 25% of the site wooded. This unique offering provides three breathtaking valley views overlooking Cherry Valley, Colgate University and three lakes, all with an amazing sunrise view. Watch it rise from your front porch and relax in the evening watching the sunset from your back patio on this truly 360 degree site. Will require approx. 1,600' driveway to secure the best views, if you are looking for that unique site with a fabulous view- I personally rank this property as one the top view sites I've had the pleasure of working on.**

Unbranded VT: [Click Here](#)  
Aerial Drone Video: [Click Here](#)  
Virtual Tour 3D:

Directions: **From Hamilton, Follow Easton Street N to the end (approx.. 3.5 miles) left onto 26 property on the R, NO FOR SALE SIGNS. The entrance is across from 4479 NY-26 Hamilton 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:  
 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: **Electric, Gas, Other - See Remarks, Telephone**  
 Heating Fuel: Water Htr Fuel:  
 Water Supply: **Well Required**  
 Type of Well: **None** Well Location:  
 Energy Eqpt: **None**

**Miscellaneous Information**

Avail Docs: **Aerials**

Dev Status: **Raw Land**  
 Soil: Restrictions:  
 Seller Provides: **Other - See Remarks**  
 Conditions: **Other - See Remarks**  
 Seller Stake in Lnd: Addl Site Data:  
 Driveway Desc: **None**  
 Possible Uses: **Agriculture, Duplex Development, Horses, Other - See Remarks, Recreational, Single Family Development**  
 Lot Information: **Other - See Remarks, Residential, Rural, Tillable**  
 # 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:	<b>Normal</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
Tax Info:		Assess Val:	<b>\$52,600</b>	School Tax:	<b>\$500</b>
Town/Cnty Tax:	<b>\$940</b>	City/Vil Tax:		Total Taxes:	<b>\$1,440</b>
Closed Date:		Sales Price:		DOM:	<b>293</b>

MLS#: **S1471013**

Brett Ransford  
Not Licensed

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