



MLS#: **S1485807** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L7.2 Route 23C
County: **Greene** Zip: **12468** List Price: **\$795,000**
Town/City: **Prattsville** Pstl City: **Prattsville** LP/SF:
Area #: **Prattsville-194400** Acres: **182.00** Cross St: **Airport Rd**
Subdivision: Lot Front: **73**
TxMap#: **194400-092-000-0006-007.11** Lot Depth: **4,300**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Gilboa-Conesville** SqFt:
High School: SqFt Source:
Middle School: # Photo: **17**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **State, Town** Buildings: **Other - See Remarks**
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
Land Feat: **Creek/Stream, Other - See Remarks, Scenic View, Wooded, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Island Name: Footage:
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
GOM Rts Rsv: **No**
Water Related Features:

Public Remarks: **Spectacular offering, this large acreage recreational and residential property provides an outstanding opportunity for your seasonal or year round home site. If you are searching for a private mature wooded setting in the Catskill mountains, this is a must see. Conveniently located just minutes between Hunter and Windham ski resorts. With over 180 acres and nearly 4 miles of trails, this exciting property rises approximately 1,000' from Airport road and Rt 23 A to just shy of the peak of Bald Mtn. Several choice locations to build, either in one of the meadows with remnants of old apple orchards to a premium wooded home site. All providing unparalleled seclusion. Each of the building locations provide an opportunity to develop choice valley and mountain views. Excellent Big game hunting for deer and bear. Enjoy tranquil fishing opportunities in the area as the Schoharie Creek is just across the road. Come see what a large acreage Catskill Mt property has to offer along with its eligibility for the 480-a Forest tax break.**

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

Directions: **From Lexington, Head W approx 4.5 miles on Rt 23A, land on Right Rt 23 A and Airport Road next to 7210 Airport Road Prattsville, 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: **Other - See Remarks**
HVAC Type: Waste Disp: **Septic Required**
Utils Avail: **Electric, Other - See Remarks**
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:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd:

Restrictions: **Deed, Other - See Remarks**

Addl Site Data: **Agricultural District, Deed Restriction, Other - See Remarks**

Driveway Desc: **Other - See Remarks**
Possible Uses: **Other - See Remarks, Recreational**
Lot Information: **Rural**
Crop Acres: **0.0000** # Timber Acres: **0.0000**
Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info: **Taxes include Special Tax Dist**
Town/Cnty Tax: **\$1,903**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$177,400**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$1,495**
Total Taxes: **\$3,398**
DOM: **19**

MLS#: **S1485807**

Brett Ransford
Not Licensed

Canaan Realty
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