



MLS#: **S1491094** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Dutch Hill Rd List Price: **\$945,000**
 County: **Oneida** Zip: **13309** LP/SF: **\$1,125.00**
 Town/City: **Boonville** Pstl City: **Boonville** Acres: **56.00**
 Area #: **Boonville-302689** Cross St: **Taylor Rd**
 Subdivision: **Matchins Patent** Lot Front: **1,682**
 TxMap#: **302689-066-000-0001-009-000-0000** Lot Depth: **1,329**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **9**
 School Dist: **Adirondack** SqFt [PubRec]: **840 []**
 High School: AboveGrade Sq:[]
 Middle School: Fin Bsmnt SqFt:[]
 Elem School: SqFt Source: **Public Records**
 # Photo: **18**

General Information

Type: **Commercial, Multi-Unit, Other - See Remarks** Improvement:
 Topography: **Level, Other - See Remarks**
 Road Ft/Desc: **Town** Buildings: **Garage, Other - See Remarks, Outbuilding**
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: **1.0** Rooms:
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **250**
 Name: **Alder Creek** Island Name: Rip Rgts: **No**
 OGM Rsvrd: **No** Timber Rgts Rsv: **No**
 Water Related Features:

Public Remarks: **Mobile Home park acreage with the ability to create up to 120-140 sites. 48 currently approved, with 16 sites built and leased. Mostly level sandy ground. Approx. 250' of frontage along Alder Creek, which leads to the Black River. The large acreage North Country site is ideal for investors looking to expand their portfolio with a small yet greatly expandable manufactured home park. Located centrally between Old Forge and Utica with less than a 30-minute drive to downtown. Additional lot info is attached.**

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

Directions: **From Utica, Head North on Rt 12 to Alder Creek, Right onto Taylor Road to Millers Woods Road, Turn R and park is on Right hand side.**

Residence Information

Style of Res: **Other - See Remarks** Garage:
 Constr Mtrls:
 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: **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, Other - See Remarks** Waste Disp: **Septic**
 HVAC Type: **Other - See Remarks** Insulation:
 Electric:
 Utils Avail: **Electric, Other - See Remarks**
 HVAC Fuel: **Other - See Remarks** Water Htr Fuel:
 Water Supply: **Well**
 Type of Well: **Drilled** Well Location: **2 wells by road**
 Energy Eqpt: **Other** Septic Location:
 Grn Bld Vr Type:
 Grn Indoor Air Q:

Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
 Dev Status: **Other - See Remarks**
 Soil:
 Seller Provides:
 Conditions: **Other - See Remarks**
 Seller Stake in Lnd:
 Driveway Desc: **Stone/Gravel**
 Possible Uses: **Mobile Home Park**
 Lot/Addtl Info: **Corner Lot**
 # Crop Acres: **0.0000**
 # Tillable Acres: **0.0000**

Restrictions:

Addl Site Data:

Timber Acres: **0.0000** # Wooded Acres: **0.0000**
 # Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
 Tax Info:
 Town/Cnty Tax: **\$1,539**
 Closed Date:

Annl Spc Assess: **\$0**
 Assess Val: **\$239,000**
 City/Vil Tax: **\$0**
 Sales Price:

Lot Rent:
 School Tax: **\$5,762**
 Total Taxes: **\$7,301**
 DOM: **794**

MLS#: **S1491094**

Canaan Realty



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Search Criteria

Status is one of 'A-Active', 'C-Continue Show'
 List Agent MUI is 1023157
 Co List Agent MUI is 1023157
 Selected 1 of 96 results.