



New Listing

MLS#: **S1491094** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**

[0 Dutch Hill Rd](#)

County: **Oneida** Zip: **13309** List Price: **\$995,000**
 Town/City: **Boonville** Pstl City: **Boonville** LP/SF: **\$1,184.52**
 Area #: **Boonville-302689** Acres: **56.00** Cross St: **Taylor Rd**

Subdivision: **Matchins Patent** Lot Front: **1,682**
 TxMap#: **302689-066-000-0001-009-000-0000** Lot Depth: **1,329**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Adirondack** Lot #: **9**
 High School: SqFt: **840**
 Middle School: SqFt Source: **Public Records**
 Elem School: # 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**

Add Rooms:

Bedrooms: Baths: Stories: **1.0** Rooms:

On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **250**

Name: **Alder Creek** Island Name: Rip Rgts: **No**

GOM Rts Rsv: **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:

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:

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: **Other - See Remarks**

Add 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**

HVAC Type: **Other - See Remarks** Waste Disp: **Septic**

Utils Avail: **Electric, Other - See Remarks**

Heating Fuel: **Other - See Remarks** Water Htr Fuel:

Water Supply: **Well**

Type of Well: **Drilled** Well Location: **2 wells by road**

Energy Eqpt: **Other**

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**

Dev Status: **Other - See Remarks**

Soil:

Seller Provides:

Conditions: **Other - See Remarks**

Restrictions:

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Stone/Gravel**
 Possible Uses: **Mobile Home Park**
 Lot Information: **Corner Lot**
 # Crop Acres: **0.0000**
 # Tillable Acres: **0.0000**

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: **\$152,559**
 City/Vil Tax: **\$0**
 Sales Price:

Lot Rent:
 School Tax: **\$3,309**
 Total Taxes: **\$4,848**
 DOM: **0**

MLS#: **S1491094**

Brett Ransford
 Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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