



Price Decrease

MLS#: **S1493276** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L113 Road 13
County: **Delaware** Zip: **13839** List Price: **\$375,000**
Town/City: **Sidney** Pstl City: **Sidney Center** LP/SF:
Acres: **127.00**
Cross St: **Olmstead**
Area #: **Sidney-125089** Lot Front: **1,500**
Subdivision: Lot Depth: **2,400**
TxMap#: **125089-162-000-0001-002-113** Lot Shape: **Irregular**
City Nghbrhd: **Sidney** Lot #: **2**
School Dist: SqFt [PubRec]: **[]**
High School: AboveGrade Sq: **[]**
Middle School: SqFt Source: **Other**
Elem School: # Photo: **15**

General Information

Type: **Agricultural, Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: **Other - See Remarks** Milk Mkt:
Land Feat: **Creek/Stream, Open Farm, Other - See Remarks, Wooded - Partial** # Horse Stls: **0**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,000**
Name: **East Masonville Creek** Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Water Related Features:

Public Remarks: **Large acreage home/ farm or recreational property located just minutes from I-88, this 127-acre upland property is ideal for a home or camp site with a spectacular sunset view from the rolling terrain. Over 50 acres of tillable ground allows for food plots or other agricultural endeavors. 40 acres of woodland provides firewood and habitat for trophy wildlife. East Masonville Creek begins on the upland portion opening up an ideal home and pond (potential) site. With nearly 1500' of deeded road frontage, you will have plenty of space. All mineral rights convey. This is truly a great property; come see what country living is like!**

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

Directions: **From Route 206 in Masonville. E 1.5 miles to a left-hand turn onto Masonville- Sidney Center Rd. approx. 2.4 miles - left onto Olmstead Rd to end. Land across St when you are at the stop sign (Across from 901 Route 13, Sidney Center)**

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, 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: **Other - See Remarks**

Possible Uses: **Agriculture, Other - See Remarks, Recreational, Single Family Development**

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**

Tax Info: Assess Val: **\$102,400**

Town/Cnty Tax: **\$1,701** City/Vil Tax: **\$0**

Closed Date: Sales Price:

Lot Rent:

School Tax: **\$2,266**

Total Taxes: **\$3,967**

DOM: **98**

MLS#: **S1493276**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Wednesday, November 29, 2023