



MLS#: **S1498904** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L1 Huntley Hollow Rd** List Price: **\$750,000**  
 County: **Delaware** Zip: **13752** LP/SF:  
 Town/City: **Colchester** Pstl City: **Colchester** Acres: **343.00**  
 Area #: **Colchester-122400** Cross St: **NYC Rd #1**  
 Subdivision: Lot Front: **3,500**  
 TxMap#: **122400-341-000-0001-001-000** Lot Depth: **6,000**  
 Addl TxMap#: Lot Shape: **Irregular**  
 City Nghbrhd: Lot #: **1**  
 School Dist: **Downsville** SqFt [PubRec]: []  
 High School: AboveGrade Sq: []  
 Middle School: Fin Bsmnt SqFt: []  
 Elem School: SqFt Source: **Public Records**  
 # Photo: **20**

General Information

Type: **Other - See Remarks, Recreation, Residential Improvement:**  
 Topography: **Hilly, Rolling, Scenic, Slight Slope, Steep Slope, Wet Lands-Some**  
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Wooded, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,650**  
 Name: **Other** Island Name: Rip Rgts: **No**  
 OGM Rsvrd: **No** Timber Rgts Rsv: **No**  
 Water Related Features:

Public Remarks: **Spectacular large private acreage located just East of Downsville near Pepacton Reservoir. This 340+ acre holding has been held privately for decades and the current owners have decided to offer it to a new generation to enjoy the mountainous getaway. Located on either side of Huntley Hollow Road, the property rises nearly 900' on the Eastern side just shy of the summit of Conklin Hill, and just shy of 600' on the western side of the road. Both sides boast trails and ample hiking and hunting opportunities. Small cottage sites provide an ideal setting for a new camp or year-round home location. Fish for trout in the nearly 1,700' of frontage on the brook, or spend days fishing at the Reservoir (which produces trophy Browns and Smallmouth annually), the deepest portions of the begin just 1,500' away from the property. Choice hunting and year-round recreational opportunities await you on this wonderful offering. Come experience what this tranquil property has to offer.**

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

Directions: **From Downsville, head N of Reservoir ( NY Road 1 - Rt 30 A ) approx 3.5 miles , left onto Huntley Hollow Rd . Land begins on L approx 1,400' & on both sides @about 3,000', neighboring property in middle of RF 777 Huntley Hollow Rd**

Residence Information

Style of Res: 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:  
 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**  
 Electric: Insulation:  
 Utils Avail: **Electric, Other - See Remarks**

HVAC Fuel:  
 Water Supply: **Well Required**  
 Type of Well: **None**  
 Energy Eqpt: **Other**  
 Grn Bld Vr Type:  
 Grn Indoor Air Q:  
 Grn Water Cnsrv:

Water Htr Fuel:  
 Well Location:  
 Septic Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks, Topographical Data**  
 Dev Status: **Other - See Remarks, Raw Land**  
 Soil:  
 Seller Provides:  
 Conditions: **Other - See Remarks**  
 Seller Stake in Lnd:  
 Restrictions: **Easements, Other - See Remarks**  
 Addl Site Data: **Deed Restriction, Easements, Other - See Remarks**  
 Driveway Desc: **None, Other - See Remarks**  
 Possible Uses: **Other - See Remarks, Recreational**  
 Lot/Addtl Info: **Other - See Remarks, 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** Annl Spc Assess: **\$0** Lot Rent:  
 Tax Info: **Taxes include Special Tax Dist** Assess Val: **\$7,700** School Tax: **\$830**  
 Town/Cnty Tax: **\$733** City/Vil Tax: **\$0** Total Taxes: **\$1,563**  
 Closed Date: Sales Price: DOM: **757**

Allen T. Olmsted  
 NY Licensed R.E. Broker

MLS#: **S1498904**  
**Canaan Realty**   
**8645 E. Seneca TNPk Manlius, NY 13104**

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Search Criteria

Status is one of 'A-Active', 'C-Continue Show'  
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