



New Listing

MLS#: **S1498904** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L1 Huntley Hollow Rd List Price: **\$975,000**
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**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Downsville** Lot #: **1**
High School: SqFt: **Public Records**
Middle School: SqFt Source: **16**
Elem School: # Photo: **16**

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:
GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts: **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 for trophy Trout at the Reservoir, which is located 1,500' 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:
Aerial Drone Video:
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:
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: **Other**

Miscellaneous Information

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

Dev Status: **Other - See Remarks, Raw Land**

Soil: Restrictions: **Easements, Other - See Remarks**

Seller Provides: **Other - See Remarks**

Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data: **Deed Restriction, Easements, Other - See Remarks**

Driveway Desc: **None, Other - See Remarks**

Possible Uses: **Other - See Remarks, Recreational**

Lot Information: **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:	0

MLS#: **S1498904**

Brett Ransford

Not Licensed

Canaan Realty

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