



Price Decrease

MLS#: **S1498968** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**109 Travis Rd**  
 County: **Chenango** Zip: **13832** List Price: **\$87,500**  
 Town/City: **Plymouth** Pstl City: **Plymouth** LP/SF:  
 Area #: **Plymouth-085200** Acres: **15.00** Cross St: **County Rd 16**  
 Subdivision: Lot Front: **490**  
 TxMap#: **085200-069-000-0001-009-000-0000** Lot Depth: **1,060**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Norwich** Lot #: **9**  
 High School: SqFt [PubRec]: []  
 Middle School: AboveGrade Sq: []  
 Elem School: SqFt Source:  
 # Photo: **17**

General Information

Type: **Camp, Other - See Remarks, Recreation, Residential** Improvement:  
 Topography: **Rolling, Scenic**  
 Road Ft/Desc: **Other - See Remarks, State, Town** Buildings: **Other - See Remarks**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,350**  
 Name: **Hawley Brook** Island Name:  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No** Rip Rgts:  
 Water Related Features:

Public Remarks: **Tranquil getaway. This inviting 15-acre offering is an ideal blend of size, camping, woods, fields, and stream all nestled across from Pigeon Hill State Forest. Designed in two sections, with a smaller portion fully set up for immediate camping with a spacious and clean functioning 36' SunRay Camper on slab and connected to updated electric panel, water, and septic - backing up to a scenic pine stand. The remaining section is ideally positioned for additional campsites and offers a choice blend of low meadows and approx 3 acres of sloping woods and pine, both providing choice habitat for deer and turkey -portions mowed with the balance left natural to encourage the use of existing deer trails. With over 1200' along a small trout stream and direct access to the State Forest, this choice property offers an abundance of recreational opportunities at an affordable price. If you are seeking a great recreational property, this is a must-see.**

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

Directions: **from Norwich Follow Rt 23 N approx 5 miles, R onto Co Rt 16 approx. 3.5 miles to property on the Right just past Boos Law Road.**

Residence Information

Style of Res: Garage:  
 Exterior Cnstr:  
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: BR Basement:  
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: FB Basement: **0**  
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: HB Basement:  
 Kitchen:  
 Basement:  
 Floor:  
 Attic: Roof Desc:  
 Addl Rooms:  
 Interior Feat:  
 Exterior Feat:  
 Appliances:  
 Accessibility:  
 Foundation:  
 Emerg Backup:  
 ENERGY STAR  
 Qualified@:  
 # Fireplace: **0** # Artificial: # Gas: # Pellet:  
 # Wood Burning: # Wood Stove: # Coal: # Other:  
 # Freestanding: # Not to Code:

Utilities Information

Utils on Site: **Electric, Other - See Remarks** Waste Disp: **Septic Existing**  
 HVAC Type: Water Htr Fuel:  
 Utils Avail: **Electric**  
 Heating Fuel: Well Location:  
 Water Supply: **Well** Energy Eqpt: **None**  
 Type of Well:

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:  
Driveway Desc:

**Other - See Remarks**

Addl Site Data:

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**  
Lot Information: **Rural**

# Crop Acres:  
# Tillable Acres:

# Timber Acres:  
# Pasture Acres:

# Wooded Acres:

**Financial Information**

Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$912**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$15,500**  
City/Vil Tax:  
Sales Price:

Lot Rent:  
School Tax: **\$636**  
Total Taxes: **\$1,548**  
DOM: **106**

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Brett Ransford  
Not Licensed

Canaan Realty  
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