



**New Listing**

MLS#: **S1505388** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L5.11 Iowa Rd** List Price: **\$750,000**  
 County: **Cayuga** Zip: **13118** LP/SF:  
 Town/City: **Sempronius** Pstl City: **Moravia** Acres: **230.00**  
 Area #: **Sempronius-055000** Cross St: **41A**  
 Subdivision: Lot Front: **4,000**  
 TxMap#: **055000-201-000-0001-005-011-0000** Lot Depth: **2,600**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Moravia** Lot #:  
 High School: SqFt [PubRec]: []  
 Middle School: AboveGrade Sq: []  
 Elem School: SqFt Source: **Other**  
 # Photo: **12**

**General Information**

Type: **Farmland, Other - See Remarks, Recreation, Residential** Improvement: **No Improvements**  
 Topography: **Hilly, Other - See Remarks, Rolling, Scenic, Slight Slope**  
 Road Ft/Desc: **Other - See Remarks, State, Town** Buildings: **None**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Open Farm, Other - See Remarks, Pond, Scenic View, Wet Area, Wooded, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **No** Footage:  
 Name: Island Name: Rip Rgts:  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Water Related Features:

Public Remarks: **Spectacular offering! This large acreage home or recreational site is ideally located between Skaneateles and Cortland NY. Boasting over 4000' of Town road frontage, a peak 1800' elevation- only 60' shy of Cayuga County's highest point, which is found in the adjacent Bear Swamp State Forrest (with 3,280 acres of pure outdoor fun). The property has a mix of woods, fields, slope, and approximately 85 acres of tillable land. This area is ideal for trophy hunting, star gazing (minima lights) and/or hiking. Privately held for decades, now is the time to pass long the rich history of this wonderful property so you can build your year-round or getaway home on this tranquil multi-dimensional property. In short, country living at its very best!**

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

Directions: **From Skaneateles or Cortland follow Route 41A to the intersection of Iowa Road, Land begins on the left.**

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

**Miscellaneous Information**

Avail Docs: **Aerials, Topographical Data**  
 Dev Status: **Other - See Remarks, Raw Land** Restrictions:  
 Soil:

Seller Provides:

Conditions:

**Owner Will Survey**

Seller Stake in Lnd:

Addl Site Data: **Other - See Remarks**

Driveway Desc:

**Other - See Remarks, Stone/Gravel**

Possible Uses:

**Agriculture, Other - See Remarks, Recreational, Single Family Development**

Lot Information:

**Adjacent to State Land, Corner Lot, Other - See Remarks, Rural, Tillable**

# Crop Acres:

# Timber Acres:

# Wooded Acres:

# Tillable Acres:

# Pasture Acres:

**Financial Information**

Type of Sale:

**Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$315,300**

School Tax: **\$4,073**

Town/Cnty Tax:

**\$3,549**

City/Vil Tax: **\$0**

Total Taxes: **\$7,622**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1505388**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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