



**New Listing**

MLS#: **S1508526** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**L19.2A Salt Springs Rd** List Price: **\$164,500**  
County: **Madison** Zip: **13037** LP/SF:  
Town/City: **Sullivan** Pstl City: **Chittenango** Acres: **19.20**  
Area #: **Sullivan-254889** Cross St: **Palmer**  
Subdivision: Lot Front: **380**  
TxMap#: **254889-048-000-0001-022-011-0000** Lot Depth: **1,400**  
City Nghbrhd: Lot Shape: **Irregular**  
School Dist: **Chittenango** Lot #: **22**  
High School: SqFt [PubRec]: **[3,466]**  
Middle School: AboveGrade Sq: **[2,506]**  
Elem School: SqFt Source: **Other**  
# Photo: **6**

**General Information**

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

Public Remarks: **Secluded large acreage building lot located just East of Fayetteville on Salt Springs Road ( Town of Sullivan). This ideal site has unique features, allowing for a tranquil yet close offering for a choice home site. Gentle rise from the road along the wooded trail leads to the hidden clearing, offering several options for building your next home. Woods, rolling topography, and existing trails create a wonderful property. If you are seeking a new home site to build this is a must-see.**

Unbranded VT:  
Aerial Drone Video:  
Virtual Tour 3D:

Directions: **From Fayetteville or Chittenango, Take Salt Springs Road to drive the entrance just West of 1286 Salt Spring Road, just across the street to the entrance to the former golf course.**

**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, Other - See Remarks**  
Dev Status: **Other - See Remarks**  
Soil: Restrictions: **Other - See Remarks**  
Seller Provides:  
Conditions: **Other - See Remarks, Will Subdivide**

Seller Stake in Lnd:

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

Driveway Desc: **Other - See Remarks**

Possible Uses: **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: **To be subdivided, taxes based on larger parcel**  
Town/Cnty Tax: **\$3,294**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$250,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$5,556**  
Total Taxes: **\$8,850**  
DOM: **2**

MLS#: **S1508526**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPK Manlius, NY 13104

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