



MLS#: **S1515610** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Norris & Rt 104 Rd
 County: **Wayne** Zip: **14590** List Price: **\$985,000**
 Town/City: **Huron** Pstl City: **Wolcott** LP/SF: **\$417.37**
 Area #: **Huron-542600** Acres: **40.00** Cross St: **Route 104**
 Subdivision: Lot Front: **1,800**
 TxMap#: **542600-072-116-0000-638-890-0000** Lot Depth: **960**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **North Rose-Wolcott** Lot #: **717**
 High School: SqFt [PubRec]: **2,360 []**
 Middle School: AboveGrade Sq: **[]**
 Elem School: SqFt Source: **See Remarks**
 # Photo: **35**

New Listing

General Information

Type: **Commercial, Farmland, Other - See Remarks** Improvement:
 Topography: **Level, Scenic**
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks, Outbuilding, Shed**
 Zoning: **Agricultural** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Open Farm, Orchard, Other - See Remarks**
 Addl Rooms:
 Bedrooms: Baths: Stories: **1.0** Rooms:
 On Wtrfrnt: **No** Island Name: Footage:
 Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
 GOM Rts Rsv: **No**
 Water Related Features:

Public Remarks: **High production Apple orchard and country farm stand. This incredible operation has been fine-tuned to be highly efficient and productive. Nestled in Upstate NY Apple country, along the major highway between Rochester, Oswego, and Syracuse. The temperate air from Lake Ontario provides the ideal setting to produce some of NY's world class varieties of crisp apples. This is an incredible opportunity to own your own agricultural operation!**

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

Directions: **5630 Norris Rd at the corner of Norris Rd and Route 104 in North Rose NY**

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: **None**
 Floor: **Other - See Remarks**
 Attic: Roof Desc: **Metal, Other - See Remarks**
 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: **Electric, Other - See Remarks, Water**
 HVAC Type: **Other - See Remarks** Waste Disp: **Septic**
 Utils Avail: **Electric, Other - See Remarks, Telephone**
 Heating Fuel: **Electric, Other - See Remarks** Water Htr Fuel:
 Water Supply: **Well**
 Type of Well: **Drilled** Well Location: **Towards back of prop**
 Energy Eqpt: **Other**

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
 Dev Status: **Other - See Remarks**
 Soil: Restrictions:
 Seller Provides:
 Conditions: **Other - See Remarks**
 Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Parking Area**
Possible Uses: **Commercial, Other - See Remarks**
Lot Information: **Rural**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$1,593**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$245,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$2,006**
Total Taxes: **\$3,599**
DOM: **0**

MLS#: **S1515610**

Brett Ransford
Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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