



**New Listing**

MLS#: **S1521343** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**137 Grant House Rd** List Price: **\$350,000**  
 County: **Broome** Zip: **13835** LP/SF:  
 Town/City: **Lisle** Pstl City: **Richford** Acres: **137.50**  
 Area #: **Lisle-033689** Cross St: **Hunts Corners**  
 Subdivision: Lot Front: **2,900**  
 TxMap#: **033689-011-002-0001-003-000-0000** Lot Depth: **2,100**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Whitney Point** Lot #: **3**  
 High School: SqFt [PubRec]: []  
 Middle School: AboveGrade Sq: []  
 Elem School: SqFt Source: **Public Records**  
 # Photo: **7**

**General Information**

Type: **Other - See Remarks, Recreation, Residential** Improvement:  
 Topography: **Rolling, Scenic, Slight Slope, Steep Slope, Wet Lands-Some**  
 Road Ft/Desc: **Town** Buildings: **None**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Creek/Stream, Other - See Remarks, Pond, Scenic View, Wet Area, Wooded, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **3,000**  
 Name: **Culver Creek** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Water Related Features:

Public Remarks: **Ideal home or white tail sanctuary offering. Nearly 140 acres of woods and meadows. Abutting large agricultural acreage which provide an ideal habitat to grow trophy whitetail. Roughly 10 acre meadow to build your seasonal or year round home with picturesque valley views. Meandering stream along your 3,000' of road frontage provides tranquility and adds to the beauty of this offering. Several water wells along the frontage were used during this property's history as a campground from generations ago. Come experience what nature has to offer on this ideal property. All mineral and timber rights transfer with property to the new owner.**

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

Directions: **from Cortland take 81 S to Whitney Point exit Turn R at end of exit to Rt 11, L on Rt 79 to Center Isle (3.3 miles) R on Hunt corners Rd 1.34 miles , R on Grant House Rd , land on L across from 130 Grant house Rd, Richford 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:  
 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: **None**  
 HVAC Type: Waste Disp: **Septic Required**  
 Utils Avail: **Electric, Telephone**  
 Heating Fuel: Water Htr Fuel:  
 Water Supply: **Well**  
 Type of Well: **None** Well Location:  
 Energy Eqpt: **None**

**Miscellaneous Information**

Avail Docs: **Aerials**  
Dev Status: **Other - See Remarks, Raw Land**

Soil:  
Seller Provides:  
Conditions: **Other - See Remarks**

Restrictions:

Seller Stake in Lnd:

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

Driveway Desc: **None**  
Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural**  
# Crop Acres: **0.0000**  
# Tillable Acres: **0.0000**

# Timber Acres: **0.0000** # Wooded Acres: **0.0000**  
# Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$2,935**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$200,000**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$3,992**  
Total Taxes: **\$6,927**  
DOM: **0**

MLS#: **S1521343**  
Canaan Realty

Brett Ransford  
Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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