



**MLS#:** **S1526848**      **Commercial/Industrial**  
**4529 Rt-28**  
**County:** **Otsego**      Zip: **13348**  
**Town/City:** **Hartwick**      Pstl City: **Hartwick**  
**Area #:** **Hartwick-363200**  
  
**Subdivision:**  
**TxMap#:** **363200-162-000-0001-035-000-0000**  
**Addl TxMap#:**  
**City Nghbrhd:**  
**School Dist:** **Cooperstown**  
**High School:**  
**Middle School:**  
**Elem School:**  
  
**List Price:** **A-Active \$990,000**  
**Acres:** **73.00**  
**Cross St:** **Goey Pond Rd**  
  
**Lot Front:** **2,500**  
**Lot Depth:** **3,900**  
**Lot Shape:** **Irregular**  
**Lot #:** **35**  
  
**Gr SqFt:** **2,304**  
**Trans Type:** **Sell**  
**Year Built:** **0**  
**Yr Blt Desc:** **Existing**  
**# Photo:** **23**

General Information

<b>Category:</b>	<b>Other - See Remarks</b>	<b>Tot Units:</b>		<b>Office SqFt:</b>	
<b>Sale Incl:</b>	<b>Land and Building</b>	<b># Stories:</b>	<b>1.0</b>	<b>Manuf SqFt:</b>	
<b>Type Bldg:</b>		<b># Bldgs:</b>	<b>1</b>	<b>Res SqFt:</b>	
<b>Bus Name:</b>		<b>Franchise:</b>	<b>No</b>	<b>Retail SqFt:</b>	
<b>Bus Type:</b>		<b>Avail Prkg:</b>	<b>10</b>	<b>Leased SqFt:</b>	
<b>Elec Svc:</b>		<b>Mx Ceil Hgt:</b>		<b>Wrhse SqFt:</b>	
<b>Prop Use:</b>		<b>Mx OH Dr:</b>		<b>Vacant SqFt:</b>	
<b>Location:</b>	<b>Other - See Remarks</b>	<b>On Wtrfrt:</b>	<b>No</b>		
<b>Floor:</b>		<b>Name:</b>			
<b>Parking:</b>	<b>10</b>	<b>Basement:</b>			
<b>Zoning:</b>	<b>RMKI</b>	<b>Loading:</b>			
<b>Water Related Features:</b>					

**Public Remarks:** **Spectacular offering located across from the world-class Cooperstown Dreams Park. This 73 +/- acre property is open to many choice options from an ideal glamping site to Seasonal high-end cottages during the Cooperstown Baseball training camp season or a Year Round resort site. The land offers a blend of level and gentle to more steep slopes and light brush to full hardwoods with both idyllic sunrise and valley views. If you have an interest in recreational development or cottages, this is a must-see with the built-in customer base well established. Also listed as lot/land s1526802**

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

**Directions:** **head S on Rt 28 from Cooperstown. to the entrance to Field of Dreams ballpark, go through the light, land on left approx 400'. You could turn left onto Goey Pond Road frontage on R of Goey Pond up to the 2nd left bend in the road.**

Lease Information

Utilities Information

<b>HVAC Type:</b>	<b>Other - See Remarks</b>	<b>Sewer/Water:</b>	<b>Other - See Remarks</b>
<b>HVAC Fuel:</b>	<b>Other - See Remarks</b>	<b>Boiler Type:</b>	
<b>Electric:</b>		<b>Insulation:</b>	
<b>Energy Eqpt:</b>	<b>None</b>	<b>Septic Location:</b>	
<b>Type of Well:</b>	<b>None</b>	<b>Well Location:</b>	
<b>Grn Bld Vr Type:</b>			
<b>Grn Indoor Air Q:</b>			
<b>Grn Water Cnsrv:</b>			

Additional Information

<b>Living Qrtrs:</b>	<b>No</b>	<b>Constr Mtrls:</b>	
<b>Available Docs:</b>	<b>Aerials</b>	<b>Roof:</b>	<b>Other - See Remarks</b>
<b>Bldg Misc:</b>		<b>Accessibility:</b>	
<b>Public Trans:</b>		<b>Seller Desires:</b>	
<b>Total # Residential Units:</b>			
<b>Studio:</b>	<b>Docks:</b>	<b>Yrs Estb:</b>	
<b>1 Bed:</b>	<b>Rooms:</b>	<b>Seat Cap:</b>	
<b>2 Bed:</b>	<b>Trk Bays:</b>		
<b>3 Bed:</b>	<b>Employees:</b>		

Financial Information

<b>Possible Fin:</b>	<b>Cash, Commercial Loan, Conventional, Other - See Remarks</b>	<b>Type of Sale:</b>	<b>Normal</b>
<b>1st Mtg Bal:</b>	<b>\$0</b>	<b>Equity:</b>	<b>\$990,000</b>
<b>2nd Mrt Bal:</b>	<b>\$0</b>	<b>Tax Info:</b>	
<b>Assess Val:</b>	<b>\$405,600</b>	<b>Annl Spc Assess:</b>	<b>\$0</b>
<b>Gross Annl Inc:</b>		<b>Net Op Income:</b>	
<b>Annl Op Exp:</b>			
<b>Inc/Exp Info:</b>	<b>None</b>		
<b>Op Exp Incl:</b>	<b>Other - See Remarks</b>		
<b>Closed Date:</b>		<b>Sale Price:</b>	
		<b>DOM:</b>	<b>577</b>
		<b>Town/Cnty Tax:</b>	<b>\$2,499</b>
		<b>City/Vil Tax:</b>	<b>\$0</b>
		<b>School Tax:</b>	<b>\$4,878</b>
		<b>Total Taxes:</b>	<b>\$7,377</b>

Allen T. Olmsted  
NY Licensed R.E. Broker

MLS#: **S1526848**  
**Canaan Realty** 

**8645 E. Seneca TNPk Manlius, NY 13104**

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**Search Criteria**

Status is one of 'A-Active', 'C-Continue Show'

List Agent MUI is 1023157

Co List Agent MUI is 1023157

Selected 1 of 96 results.