



New Listing

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|----------------|---|--|--------------------|
| MLS#: | S1597641 | Lots, Land, Farms, and Seasonal/Camps | A-Active |
| | 6258 Hill Rd | | |
| County: | Wayne | Zip: | 14551 |
| Town/City: | Sodus | Pstl City: | Sodus |
| Area #: | Sodus-544289 | List Price: | \$1,750,000 |
| | | LP/SF: | |
| | | Acres: | 97.32 |
| | | Cross St: | Allen |
| Subdivision: | | Lot Front: | 4,000 |
| TxMap#: | 544289-068-116-0000-619-970-0000 | Lot Depth: | 2,320 |
| Addl TxMap#: | | Lot Shape: | Rectangular |
| City Nghbrhd: | | Lot #: | 619 |
| School Dist: | Sodus | SqFt [PubRec]: | [] |
| High School: | | AboveGrade Sq:[] | |
| Middle School: | | Fin Bsmnt SqFt:[] | |
| Elem School: | | SqFt Source: | Other |
| | | # Photo: | 12 |

General Information

| | | | |
|-------------------------|--|------------------|--|
| Type: | Agricultural, Farm - Working, Farm w/Residence, Other - See Remarks | Improvement: | |
| Topography: | Other - See Remarks, Rolling, Slight Slope | Buildings: | 2 Plus Unit, Barn - Pole, Barn - Wood, Other - See Remarks, Outbuilding |
| Road Ft/Desc: | County, Other - See Remarks, Town | Milk Mkt: | # Horse Stls: 0 |
| Zoning: | Agricultural | Stories: | 1.0 |
| Land Feat: | Orchard, Other - See Remarks | Rooms: | |
| Addl Rooms: | Other - See Remarks | Footage: | |
| Bedrooms: | 2 | Rip Rgts: | No |
| On Wtrfrnt: | No | Island Name: | |
| Name: | | Timber Rgts Rsv: | No |
| OGM Rsrvd: | No | | |
| Water Related Features: | | | |

Public Remarks: **Great opportunity to expand your existing apple orchard or start your own on this well-established, excellent-producing site located in NYS premier orchard location in Sodus NY. This nearly 100-acre operation has been in high-quality fruit production for generations. Current owners have converted nearly 40% of the planted ground to high-density trellised trees. Excellent sand and gravel soils ensure ideal growing opportunity. With nearly 20 different species of trees providing a wide range of markets to consider. Currently approx 60/40 ratio for Processing/Fresh. Includes existing new 15-person farm hand housing onsite, storage barns and ample on-site water supply through high production wells. Strategically fenced areas and great roadways throughout allow ideal orchard access. If you are seeking to expand or start your own operation, this is an excellent opportunity with established markets. Come take a look today. Also listed under commercial s1597666**

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

Directions: **From Sodus, head S on Rt 88 just over 1 1/2 miles to a Right onto Hill Road, As you cross over Allen / VanSlyck Rd, farm starts on left and also on Right about 1,000' from intersection. (both sides of the road for approx 1,500'**

Residence Information

| | | | |
|-----------------|--|----------------|--------------|
| Style of Res: | Other - See Remarks, Ranch, Working Farm | Garage: | |
| Constr Mtrls: | Aluminum/Steel/Metal, Other - See Remarks | | |
| BR 1st Flr: | 5 | BR 2nd Flr: | 0 |
| FB 1st Flr: | 2 | FB 2nd Flr: | 0 |
| HB 1st Flr: | | HB 2nd Flr: | 0 |
| Kitchen: | 2nd Kitchen, Eat-In, Kitchen/Family Room Combo, Other - See Remarks | | |
| Basement: | None, Slab | | |
| Floor: | Other - See Remarks, Tile-Some | | |
| Attic: | None | Roof Desc: | Metal |
| Addl Rooms: | Other - See Remarks | | |
| Interior Feat: | Other - See Remarks, Pex Plumbing- Some | | |
| Exterior Feat: | Other - See Remarks | | |
| Appliances: | Oven/Range Gas, Refrigerator | | |
| Accessibility: | | | |
| Foundation: | Other - See Remarks | | |
| Emerg Backup: | | | |
| ENERGY STAR | | | |
| Qualified®: | | | |
| # Fireplace: | 0 | # Artificial: | 0 |
| # Wood Burning: | 0 | # Wood Stove: | 0 |
| # Freestanding: | 0 | # Not to Code: | 0 |
| | | # Gas: | 0 |
| | | # Coal: | 0 |
| | | # Pellet: | 0 |
| | | # Other: | 0 |

Utilities Information

| | | | |
|----------------|---|-------------|----------------------------|
| Utils on Site: | Electric, Other - See Remarks | Waste Disp: | Other - See Remarks |
| HVAC Type: | Baseboard, Municipal Electric, Other - See Remarks | Insulation: | Other |
| Electric: | Connected | | |

Utils Avail: **Other - See Remarks**
HVAC Fuel: **Electric**
Water Supply: **Well**
Type of Well: **None**
Energy Eqpt: **Other**
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Water Htr Fuel:

Well Location:

Septic Location:

Miscellaneous Information

Avail Docs: **Aerials, Boundary Data, Other - See Remarks**
Dev Status: **Crops Included, Other - See Remarks**
Soil: **Gravel, Loam, Other - See Remarks, Sand** Restrictions: **Other - See Remarks**
Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data: **Agricultural District, Other - See Remarks**
Driveway Desc: **Other - See Remarks, Stone/Gravel**
Possible Uses: **Agriculture**
Lot/Addtl Info: **Corner Lot, Other - See Remarks, Rural**
Crop Acres: **92.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal** Annl Spc Assess: **\$0** Lot Rent:
Tax Info: **Taxes include Special Tax Dist** Assess Val: **\$458,000** School Tax: **\$1,195**
Town/Cnty Tax: **\$1,041** City/Vil Tax: **\$0** Total Taxes: **\$2,236**
Closed Date: Sales Price: DOM: **4**

MLS#: **S1597641**

Caleb Shoemaker

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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