



New Listing

MLS#:	S1597971		Lots, Land, Farms, and Seasonal/Camps		A-Active
246 Carigan Rd					List Price: \$675,000
County:	Broome	Zip:	13862		LP/SF: \$249.81
Town/City:	Triangle	Pstl City:	Triangle		Acres: 304.00
Area #:	Triangle-034489				Cross St: Arnold Hill Road
Subdivision:					Lot Front: 8,000
TxMap#:	034489-014-000-0001-003-000-0000				Lot Depth: 7,000
Addl TxMap#:					Lot Shape: Irregular
City Nghbrhd:					Lot #: 3
School Dist:	Whitney Point				SqFt [PubRec]: 2,702 [2,702]
High School:					AboveGrade Sq:[2,702]
Middle School:					Fin Bsmnt SqFt:[]
Elem School:					SqFt Source: Other
					# Photo: 18

General Information

Type:	Agricultural, Farmland, Recreation, Residential			Improvement:	
Topography:	Hilly, Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope				
Road Ft/Desc:	County, Rural, Town		Buildings:	Other - See Remarks, Outbuilding, Shed, Silo	
Zoning:			Milk Mkt:	# Horse Stls: 0	
Land Feat:	Creek/Stream, Other - See Remarks, Scenic View, Spring, Wet Area, Wooded - Partial				
Addl Rooms:					
Bedrooms:	3	Baths:	1	Stories:	2.0
On Wtrfrnt:	Yes/River/Stream/Creek			Rooms:	
Name:	Page Brook			Footage:	2,000
OGM Rsrvd:	No			Rip Rgts:	No
Water Related Features:	Island Name:				
	Timber Rgts Rsv: No				

Public Remarks: **Spectacular offering in Broome County NY. This large acreage offering provides a multitude of options from spacious beef farm to private hunting preserve, providing outstanding white tail and game bird outings. The dilapidated farmhouse and outbuildings can be a great starting point for a rural homestead or a fresh start. Featuring over 8,000 feet of rural road frontage and scenic valley views, rolling meadows with the remnants of a small pond and 2,000' fronting Page Brook with the peak elevation in the more than 110 acres of mature hard and soft woods on the properties Western portion. This offering with a total of just over 300 acres in 4 parcels truly has it all! Whether you're local, down state or points further, come experience the quiet beauty this ideal property has to offer. Located just 3 miles East of interstate 81, its quaint convenient location is exceptional.**

Unbranded VT: [Click Here](#)

Aerial Drone Video: [Click Here](#)

Virtual Tour 3D:

Directions: **From Whitney Point (off Rt 81) E on 206, left (North) on State Rt 26 approx 2 miles to a R onto Page Brook Road (144) approx. 2 miles to a left (split) on to Carigan Road to property on both sides of road approx 1 mile up.**

Residence Information

Style of Res:	Farmhouse			Garage:			
Constr Mtrls:	Other - See Remarks						
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		Waste Disp:	Other - See Remarks
HVAC Type:			Insulation:	Other
Electric:				
Utils Avail:	Electric, Other - See Remarks, Telephone		Water Htr Fuel:	
HVAC Fuel:				
Water Supply:	Other - See Remarks			

Type of Well: **None**
Energy Eqpt: **Other**
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Well Location:
Septic Location:

Miscellaneous Information

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

Financial Information

Type of Sale:	Normal	Annl Spc Assess:	\$0	Lot Rent:	
Tax Info:		Assess Val:	\$387,200	School Tax:	\$8,704
Town/Cnty Tax:	\$4,710	City/Vil Tax:	\$0	Total Taxes:	\$13,414
Closed Date:		Sales Price:		DOM:	0

MLS#: **S1597971**

Caleb Shoemaker
Not Licensed

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