



### New Listing

MLS#:

[L7 Rt-221](#)

County:  
Town/City:  
Area #:

**S1599256**

**Lots, Land, Farms, and  
Seasonal/Camps**

Zip: **13784**  
Pstl City: **Harford**  
**Harford-112800**

List Price: **\$355,000**  
LP/SF:  
Acres: **143.00**  
Cross St: **Babcock Hollow Rd**

**A-Active**

Subdivision:

TxMap#:

Addl TxMap#:

City Nghbrhd:

School Dist:

High School:

Middle School:

Elem School:

**112800-154-000-0004-007-000-0000**

**Marathon**

Lot Front: **4,300**  
Lot Depth: **3,400**  
Lot Shape: **Irregular**  
Lot #: **7**  
SqFt [PubRec]: []  
AboveGrade Sq:[]  
Fin Bsmnt SqFt:[]  
SqFt Source: **Other**  
# Photo: **14**

### General Information

Type:	<b>Agricultural, Other - See Remarks, Recreation, Residential</b>	Improvement:	
Topography:	<b>Other - See Remarks, Rolling, Scenic</b>	Buildings:	<b>None</b>
Road Ft/Desc:	<b>State, Town</b>	Milk Mkt:	
Zoning:		# Horse Stls:	<b>0</b>
Land Feat:	<b>Creek/Stream, Open Farm, Other - See Remarks, Scenic View, Wooded - Partial</b>		
Addl Rooms:		Stories:	
Bedrooms:	Baths:	Rooms:	
On Wtrfrnt:	<b>Yes/River/Stream/Creek</b>	Footage:	<b>3,000</b>
Name:	<b>Other</b>	Rip Rgts:	<b>No</b>
OGM Rsrvd:	<b>No</b>	Island Name:	
Water Related Features:		Timber Rgts Rsv:	<b>No</b>

Public Remarks: **Discover the perfect blend of space and scenery on this expansive 140± acre property, featuring approximately 120 tillable acres—ideal for farming, recreation, or building your dream home. A picturesque creek winds through the land, adding charm and natural beauty, while road frontage on both Babcock Hollow Road and Route 221 ensures easy access and excellent visibility. Located just minutes from Marathon and I-81, this property offers the tranquility of rural living with convenient proximity to town and major routes. Whether you're looking for a spot for farming, or a place to build a country home, this could be an ideal choice!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Marathon head southwest on Route 221 for 9 miles. Land will be at the corner of Rt 221 and Babcock Hollow Rd.**

### Residence Information

Style of Res:		Garage:	
Constr Mtrls:			
BR 1st Flr:	BR 2nd Flr:	BR 3rd Flr: <b>0</b>	BR Basement: <b>0</b>
FB 1st Flr:	FB 2nd Flr:	FB 3rd Flr: <b>0</b>	FB Basement: <b>0</b>
HB 1st Flr:	HB 2nd Flr:	HB 3rd Flr: <b>0</b>	HB Basement: <b>0</b>
Kitchen:			
Basement:			
Floor:		Roof Desc:	
Attic:			
Addl Rooms:			
Interior Feat:			
Exterior Feat:			
Appliances:			
Accessibility:			
Foundation:			
Emerg Backup:			
ENERGY STAR			
Qualified®:			
# Fireplace: <b>0</b>	# Artificial: <b>0</b>	# Gas: <b>0</b>	# Pellet: <b>0</b>
# Wood Burning: <b>0</b>	# Wood Stove: <b>0</b>	# Coal: <b>0</b>	# Other: <b>0</b>
# Freestanding: <b>0</b>	# Not to Code: <b>0</b>		

### Utilities Information

Utils on Site:	<b>Other - See Remarks</b>	Waste Disp:	<b>Septic Required</b>
HVAC Type:		Insulation:	<b>Other</b>
Electric:			
Utils Avail:	<b>Electric, Other - See Remarks, Telephone</b>	Water Htr Fuel:	
HVAC Fuel:			
Water Supply:	<b>Well Required</b>	Well Location:	
Type of Well:	<b>None</b>	Septic Location:	
Energy Eqpt:	<b>Other, None</b>		
Grn Bld Vr Type:			

Grn Indoor Air Q:  
Grn Water Cnsrv:

Miscellaneous Information

Avail Docs:	<b>Aerials, Other - See Remarks</b>		
Dev Status:	<b>Raw Land</b>		
Soil:		Restrictions:	
Seller Provides:			
Conditions:	<b>Other - See Remarks</b>		
Seller Stake in Lnd:		Addl Site Data: <b>Agricultural District</b>	
Driveway Desc:	<b>None</b>		
Possible Uses:	<b>Agriculture, Other - See Remarks, Recreational, Single Family Development</b>		
Lot/Addtl Info:	<b>Rural</b>		
# Crop Acres:	<b>0.0000</b>	# Timber Acres:	<b>0.0000</b> # Wooded Acres: <b>0.0000</b>
# Tillable Acres:	<b>0.0000</b>	# Pasture Acres:	<b>0.0000</b>

Financial Information

Type of Sale:	<b>HUD or Govt Owned</b>	Annl Spc Assess:	<b>\$0</b>	Lot Rent:	
Tax Info:	<b>To be subdivided, taxes to be determined</b>	Assess Val:	<b>\$263,000</b>	School Tax:	<b>\$3,374</b>
Town/Cnty Tax:	<b>\$4,783</b>	City/Vil Tax:	<b>\$0</b>	Total Taxes:	<b>\$8,157</b>
Closed Date:		Sales Price:		DOM:	<b>5</b>

MLS#: **S1599256**

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