



New Listing

MLS#: **S1666431** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
26758 County Route 16 List Price: **\$19,750,000**
County: **Jefferson** Zip: **13637** LP/SF:
Town/City: **Le Ray** Pstl City: **Evans Mills** Acres: **1,600.00**
Area #: **Le Ray-224089** Cross St: **Noble**
Subdivision: Lot Front: **50,000**
TxMap#: **224089-054-000-0003-019-110** Lot Depth:
Addl TxMap#: Lot Shape: **Irregular**
City Nghbrhd: Lot #: **19**
School Dist: **Indian River** SqFt [PubRec]: []
High School: AboveGrade Sq:[]
Middle School: Fin Bsmnt SqFt:[]
Elem School: SqFt Source:
Photo: **12**

General Information

Type: **Other - See Remarks** Improvement:
Topography: **Level, Other - See Remarks, Rolling**
Road Ft/Desc: **State, Town** Buildings: **Other - See Remarks**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Open Farm, Other - See Remarks**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
OGM Rsrvd: **No** Timber Rgts Rsv: **No**
Water Related Features:

Public Remarks: **Unique opportunity for a potential large-scale offering - something we call "The Evans Mills Power-Node Campus," a multi- block sovereign infrastructure Hub potential location. With several key blocks, with the main site being nearly 700 acres of generally level ground with 2 off-campus portions ranging in size from approx 390 to 170 acres, respectively, within 1.5-2.6 miles from the main site, allowing for (BTM) for solar or (SMRs). Long-Haul Fiber Route along Rt 11, and being at the doorstep of Fort Drum (Ft. Drum is a potential site for the Janus Program), provides a highly unique synergy for a campus of this size. With sites struggling across the country, this offering provides a multi-dimensional acquisition that obviously will need the review and all the appropriate approvals, yet stands at the junction of opportunity and responsibility for resilience and economic growth that won't strain existing resources.**

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

Directions: **From Evans Mills head west on Willow Street/CO Rt 16. Property on both sides of the road. Multiple parcels. Please review the map. Please have a confirmed appointment prior to walking any of the parcels.**

Residence Information

Style of Res: Garage:
Constr Mtrls:
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: **Electric, Other - See Remarks** Waste Disp: **Other - See Remarks**
HVAC Type: Insulation: **None**
Electric:
Utils Avail: **Other - See Remarks** Water Htr Fuel:
HVAC Fuel:
Water Supply: **Other - See Remarks** Well Location:
Type of Well: Septic Location:
Energy Eqpt: **None**

Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Crops Planted, Other - See Remarks, Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **Other - See Remarks**
Possible Uses: **Other - See Remarks**
Lot/Addtl Info: **Other - See Remarks, Residential, Rural, Tillable**
Crop Acres: **0.0000** # 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: Assess Val: **\$2,232,299** School Tax: **\$9,897**
Town/Cnty Tax: **\$18,538** City/Vil Tax: **\$72** Total Taxes: **\$28,507**
Closed Date: Sales Price: DOM: **2**

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Caleb Shoemaker
Not Licensed

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