



New Listing

MLS#: **S1678250** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
5630 Norris & Rt 104 Rd
County: **Wayne** Zip: **14590** List Price: **\$1,195,000**
Town/City: **Huron** Pstl City: **Wolcott** LP/SF: **\$506.36**
Area #: **Huron-542600** Acres: **40.00** Cross St: **Route 104**
Subdivision: Lot Front: **1,800**
TxMap#: **542600-072-116-0000-717-863-0000** Lot Depth: **960**
Addl TxMap#: Lot Shape: **Irregular**
City Nghbrhd: Lot #: **717**
School Dist: **North Rose-Wolcott** SqFt [PubRec]: **2,360** []
High School: AboveGrade Sq:[]
Middle School: Fin Bsmnt SqFt:[]
Elem School: SqFt Source:
Photo: **36**

Waterfront/Water

Waterfront: **No**

Riparian Rgts: **No**

General Information

Type: **Commercial, Farm - Working, Other - See Remarks, Recreation** Improvement:
Topography: **Level, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **Other - See Remarks, Outbuilding**
Zoning: **Agricultural** Milk Mkt: # Horse Stls: **0**
Land Feat: **Orchard, Other - See Remarks**
Addl Rooms:
Bedrooms: Baths: Stories: **1.0** Rooms:
OGM Rsrvd: **No** Timber Rgts Rsv: **No**

Public Remarks: **High production turn-key combination Apple orchard, cidery, and country farm stand. This incredible operation has been fine tuned to be highly efficient and productive. Nestled in Upstate NY Apple country, along the major highway between Rochester and Syracuse. The temperate air from Lake Ontario provides the ideal setting to produce some of NY's world class varieties of crisp apples. This offering includes a u-pick operation, retail sales, farm produce stand, wholesale business, and a whole host of other seasonal country items. From the home made doughnuts to wines and spirits and cheeses. If you are seeking a natural country business, this is a great option with the current owners fine tuning the whole operation into a streamlined productive business. Also under Commercial see s1457180**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **5630 Norris Rd at the corner of Norris Rd and Route 104 in North Rose NY**

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: **None**
Floor: **Other - See Remarks**

Attic: Roof Desc: **Metal, Other - See Remarks**

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**
HVAC Type: **Other - See Remarks** Waste Disp: **Other - See Remarks**
Electric: Insulation: **Other**
Utils Avail: **Electric, Other - See Remarks**
HVAC Fuel: **Electric, Other - See Remarks** Water Htr Fuel:
Water Supply: **Other - See Remarks**
Type of Well: **None** Well Location: **Towards back of prop**
Energy Eqpt: **Other** Septic Location:
Grn Bld Vr Type:
Grn Indoor Air Q:

Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
 Dev Status: **Crops Included, Crops Planted, Other - See Remarks**
 Soil: Restrictions:
 Seller Provides: **Other - See Remarks**
 Conditions: **Other - See Remarks**
 Seller Stake in Lnd: Addl Site Data:
 Driveway Desc: **Other - See Remarks, Stone/Gravel**
 Possible Uses: **Agriculture, Commercial, Other - See Remarks**
 Lot/Addtl Info: **Other - See Remarks, Rural**
 # 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: **\$245,000** School Tax: **\$2,006**
 Town/Cnty Tax: **\$1,593** City/Vil Tax: **\$0** Total Taxes: **\$3,599**
 Closed Date: Sales Price: DOM: **5**

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Canaan Realty



8645 E. Seneca TNPk Manlius, NY 13104

Caleb Shoemaker
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