



New Listing

MLS#: **S1679019** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
Shephard Rd List Price: **\$180,000**
 County: **Madison** Zip: **13035** LP/SF:
 Town/City: **Fenner** Pstl City: **Fenner** Acres: **14.28**
 Area #: **Fenner-252800** Cross St: **Fenner**
 Subdivision: Lot Front: **634**
 TxMap#: **252800-087-000-0001-004-004-0000** Lot Depth: **1,018**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **634**
 School Dist: **Cazenovia** SqFt [PubRec]: []
 High School: AboveGrade Sq:[]
 Middle School: Fin Bsmnt SqFt:[]
 Elem School: SqFt Source:
 # Photo: **12**

Waterfront/Water

Waterfront: **Yes/River/Stream/Creek** Riparian Rgts: **No**
 Name: **Other**
 Water Frontage Access: Footage: **250**

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
 Topography: **Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **None**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Creek/Stream, Other - See Remarks, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 OGM Rsrvd: **No** Timber Rgts Rsv: **No**

Public Remarks: **Embrace the perfect blend of country tranquility and convenience. Nestled in the town of Fenner and in the Cazenovia School District, this spectacular property is an ideal canvas for your vision. Imagine building your dream home at the edge of the woods, looking out over the open meadow. A year-round stream winds through the property, adding natural beauty and attraction for local wildlife. With ample road frontage, plenty of acreage, and a beautiful canopy of mature trees this spacious site is a perfect spot for a custom home, private hunting, or or enjoying a quiet getaway, all just minutes from the heart of Cazenovia.**

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

Directions: **From Cazenovia head North East on Fenner Road to a left onto Shephards Road. Property is on the right**

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

Miscellaneous Information

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

Financial Information

Type of Sale: **Normal** Annl Spc Assess: **\$0** Lot Rent:
 Tax Info: Assess Val: **\$40,000** School Tax: **\$911**
 Town/Cnty Tax: **\$662** City/Vil Tax: Total Taxes: **\$1,573**
 Closed Date: Sales Price: DOM: **5**

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Canaan Realty



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Caleb Shoemaker
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