



New Listing

MLS#: **S1693510** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
[Nys Route 342](#) List Price: **\$395,000**
 County: **Jefferson** Zip: **13637** LP/SF:
 Town/City: **Le Ray** Pstl City: **Evans Mills** Acres: **64.03**
 Area #: **Le Ray-224089** Cross St: **Indian River Rd**
 Subdivision: **Macombs Purchase** Lot Front: **1,756**
 TxMap#: **224089-064-020-0001-002-000** Lot Depth: **1,300**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **2**
 School Dist: **Indian River** SqFt [PubRec]: []
 High School: AboveGrade Sq:[]
 Middle School: Fin Bsmnt SqFt:[]
 Elem School: SqFt Source:
 # Photo: **13**

Waterfront/Water

Waterfront: **No**

Riparian Rgts: **No**

General Information

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

Public Remarks: **This 64+/- acre parcel in LeRoy offers a perfect blend of size, flexibility and location. Situated right down the road from Fort Drum and adjacent to the Indian River School this property is ideally situated. The acreage consists of mostly open land (Formerly used as agricultural land) which offers a clean site to allow your vision to take shape. The possibilities are wide open and further enhanced by public water availability at the street. Don't let this opportunity pass you by!**

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

Directions: **From Watertown head north on Rt 11 to a left onto Rt 342. Property is on both sides of 25600 NYS Rt 342**
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, Telephone, Water**
 HVAC Fuel: Water Htr Fuel:
 Water Supply: **At Street, Other - See Remarks**
 Type of Well: Well Location:
 Energy Eqpt: **None** Septic Location:
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land**

Soil:
Seller Provides:
Conditions:

Restrictions:

Other - See Remarks

Addl Site Data: **Agricultural District**

Seller Stake in Lnd:
Driveway Desc:

Other - See Remarks

Possible Uses:
Lot/Addtl Info:

Agriculture, Other - See Remarks, Recreational, Single Family Development

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:

Taxes include Special Tax Dist

Assess Val: **\$155,100**

School Tax: **\$384**

Town/Cnty Tax:

\$1,375

City/Vil Tax:

Total Taxes: **\$1,759**

Closed Date:

Sales Price:

DOM:

5

MLS#: **S1693510**

Caleb Shoemaker

Canaan Realty

Not Licensed

8645 E. Seneca TNP Manlius, NY 13104



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