



New Listing

MLS#: **S1526802** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
4529 Rt-28
County: **Otsego** Zip: **13348** List Price: **\$995,000**
Town/City: **Hartwick** Pstl City: **Hartwick** LP/SF:
Area #: **Hartwick-363200** Acres: **75.00** Cross St: **Goey Pond Rd**
Subdivision: Lot Front: **2,500**
TxMap#: **363200-162-000-0001-035-000-0000** Lot Depth: **3,900**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Cooperstown** Lot #: **35**
High School: SqFt [PubRec]: **0 [2,304]**
Middle School: AboveGrade Sq: **[]**
Elem School: SqFt Source: **Other**
Photo: **1**

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**
Topography: **Hilly, Level, Scenic, Slight Slope, Steep Slope**
Road Ft/Desc: **County, State, Town** Buildings: **Other - See Remarks**
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Island Name: Footage:
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**
GOM Rts Rsv: **No**
Water Related Features:

Public Remarks: **Spectacular offering located across from the world-class Baseball Village. This 75 +/- acre property is open to many choice options from an ideal glamping site to Seasonal high-end cottages during the Cooperstown Baseball training camp season or a Year Round resort site. The land offers a blend of level and gentle to more steep slopes and light brush to full hardwoods with both idyllic sunrise and valley views. If you have an interest in recreational development or cottages, this is a must-see with the built-in customer base well established.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **head S on Rt 28 from Cooperstown. to the entrance to Field of Dreams ballpark, go through the light, land on left approx 400'. You could turn left onto Goey Pond Road frontage on R of Goey Pond up to the 2nd left bend in the road.**

Residence Information

Style of Res: Garage:
Exterior Cnstr:
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:
Utils Avail: **Electric, Telephone** Waste Disp: **Septic Required**
Heating Fuel: Water Htr Fuel:
Water Supply: **Well Required**
Type of Well: **None** Well Location:
Energy Eqpt: **None**

Miscellaneous Information

Avail Docs: **Aerials, Preliminary Plans**
Dev Status: **Other - See Remarks, Raw Land**
Soil: Restrictions: **Other - See Remarks**

Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**

Addl Site Data: **Other - See Remarks**

Seller Stake in Lnd:

Driveway Desc: **Other - See Remarks**

Possible Uses: **Commercial, Duplex Development, Horses, Industrial, Mobile Home Park, Multi Unit Development, Other - See Remarks, Recreational**

Lot Information: **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: **\$405,600**

School Tax: **\$4,878**

Town/Cnty Tax: **\$2,499**

City/Vil Tax: **\$0**

Total Taxes: **\$7,377**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1526802**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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