

LISTING DETAIL



MLS # 28998
Status ACTIVE
Type Mixed
Township Callicoon Township
County Sullivan County

Address 741 North Branch Road
Address 2
City Callicoon Center
State NY
Zip 12724
Class LAND
Asking Price \$199,000

Kevin J Graham
American Heritage
Off: (845) 482-5565
Off: (845) 482-5565
4936 Route 52
Jeffersonville NY 12748
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americanheritagerealestate.com

Directions From Callicoon Center go East on County Route 125 towards Jeffersonville - continue past Hessinger-Lare Road intersection on Cty Rt125 - sign and driveway are on right side.

GENERAL

| | | | |
|------------------------|------------------------|------------------------------|-------|
| Listing Type | Exclusive Rights | Development | |
| Acreage | 41-100 | Approx Lot Size-Front | 1000+ |
| Electric | At Site | Approx Lot Size-Side | |
| Water | Well Required | Tax Map-Section | 14 |
| Sewer | Septic System Required | Tax Map-Block | 1 |
| Number of Acres | 51.00 | Tax Map-Lot | 47.1 |
| Price Per Acre | | # Parcels | |
| School District | Sullivan West | Subdividable Y/N | Yes |

FEATURES

| | | | |
|-----------------------------|--|-----------------------------------|---|
| WATER | None | LAND FEATURES | Cleared, Hunting, Pond, Private, Stream |
| SEWER | None | | Front, Sub Dividable, View, Wooded, |
| NEAR (UNDER 5 MILES) | Golf, Hotels, Lake/Stream, Parks, River, Schools, Shopping | POSSIBLE FINANCING TO SHOW | Water View |
| ROAD | County, Paved | DOCUMENTS ON FILE | Conventional |
| LAND CONDITION | Cleared, Dry, Level, Mixed, Pasture/Field, Tillable, Wet | OPTIONS | Call Broker |
| | | | Survey |
| | | | Sale Only |

FINANCIAL

| | | | |
|------------------------------|------|---------------------------|------|
| Town & County Tax | | Approx Total Taxes | 4000 |
| School Tax | | Tax Exemption Y/N | No |
| Village Tax | | Land Value | |
| Tax Year | 2010 | Total Value | |
| | | Financing Terms | |

REMARKS

Spacious open property with two ponds. Great for development, farming, hunting, fish farming, gravel bank, etc! A beautiful piece with a motivated seller!