

**BOVAIR REAL ESTATE (518)674-2811 - Vacant Land Buyer's Public Report**



MLS#:	<b>201715778</b>	Status:	List Price:	<b>\$330,000</b>
Address:	<b>STATE ROUTE 162</b>		Map:	<b>189c10</b>
City/Town (taxing entity)	<b>Root</b>		Zip:	<b>12166</b>
City/Town (Mail Address)	<b>Sprakers</b>			
County:	<b>Montgomery</b>	Locale:	Village:	<b>Hamlet of Sprakers</b>
Schooo District:	<b>Canajoharie</b>	Projected School:		

Documents Avail:	<b>Legal Description, Deed Right-of-way, Aerial Photo, Soil Test</b>	Water:	<b>None</b>
Utilities Avail:	<b>Electric at Road, Telephone Available</b>	Sewer:	<b>None</b>
Structures On Site:			

ANNUAL TAXES		OFFERING TERMS		Lot Size:	
General:	\$			Description:	<b>Rolling, Cleared, Wooded, Tilled, View</b>
School:	\$			Zoning:	<b>Agr</b>
Village:	\$	Assum Mtg:		Frontage:	
Total:	<b>\$ 3,300 W</b>	Balance:	<b>\$</b>	Acres:	<b>152.000</b>
Spec Assess:	\$	Rate:			

Remarks: **Beautiful parcel offering spectacular views of the Mohawk Valley. 120 tillable acres with 30 acres of wood/timber. 2012 soil survey available. Active farm crops. \*50' deeded R.O.W.**

Directions: **From Canajoharie, take Route 162 West approximately 7 miles, land is on right.**

Possession:

The information in this listing was gathered from third party sources including the seller and public records. ENYRMLS and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.