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# LAND FOR SALE

201± Acres, Chenango County, New York

OFFERED AT  
**\$904,500**

## Highlights:

- Borders state forests on three sides
- Running stream that flow's year around
- Agricultural, Camp, Farmland, Recreation



**For additional information, please contact:**  
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# Property Information

## Directions to Property:

From Oxford, take Route 220. Turn left on Chestnut Road, left on Corbin Road, then right on Hoben Road.

## Tax Map Number:

083600-168-000-0001-017-100-0000

## Taxes:

• \$1,900

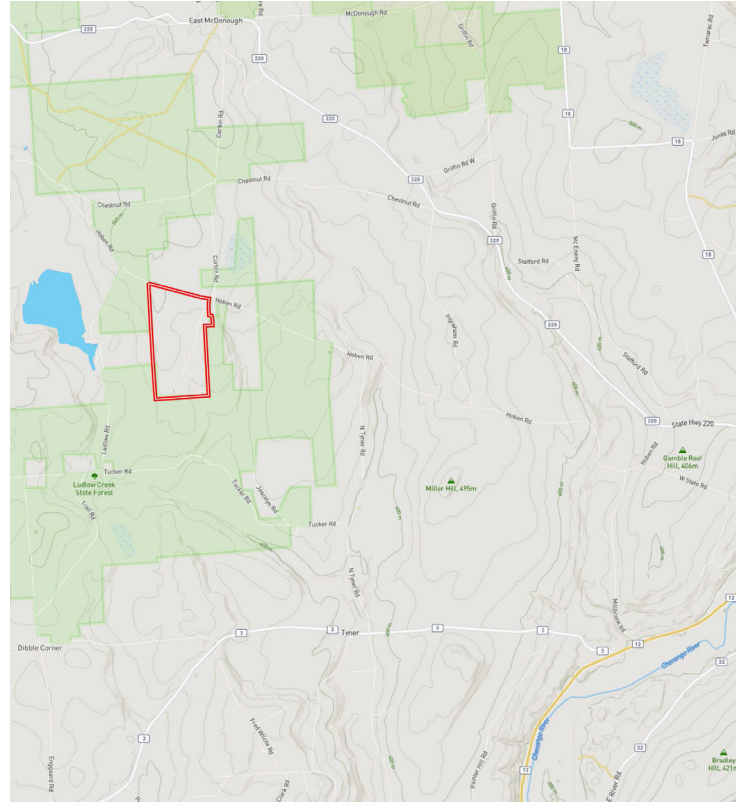
## Property Description:

A large tract of land with 201 acres and a running stream that flows year around. This piece of paradise borders 800 acres of Ludlow Creek State Forest on the east, south, and west sides of property. Another 86 acres of McDonough State Forest is on the west side. This property is full of opportunities: plant crops, raise livestock or horses, and much more. Create a retreat for yourself, start or expand your farming business, or create a private getaway. As a bonus, nearby Ludlow Lake is private and can only be accessed as a member of the community.

## Farm Data:

Cropland	40.00 acres
Timber	<u>160.00 acres</u>
Total	200.00 acres

# Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MaB	Mardin channery silt loam, 3 to 8 percent slopes	100.73	46.43	0	45	2w
VoB	Volusia channery silt loam, 3 to 8 percent slopes	61.45	28.33	0	39	3w
MaC	Mardin channery silt loam, 8 to 15 percent slopes	26.06	12.01	0	42	3e
BaC	Bath channery silt loam, 8 to 15 percent slopes	11.31	5.21	0	47	3e
Cm	Chippewa and Norwich soils, 0 to 3 percent slopes	9.89	4.56	0	17	4w
BaD	Bath channery silt loam, 15 to 25 percent slopes	4.18	1.93	0	40	4e
LoB	Lordstown channery silt loam, 3 to 8 percent slopes	3.3	1.52	0	45	2e
TOTALS		216.92(*)	100%	-	41.67	2.59

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.