



**New Listing**

MLS#: **S1165839** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**0 Brownville Rd** List Price: **\$159,900**  
County: **Lewis** Zip: **13368** LP/SF: **127.80**  
Town: **Lyonsdale** Pstl City: **Lyons Falls** Cross St: **Pennysettlement Rd.**  
Area #: **Lyonsdale-233889** Lot Front: **1,823**  
Subdivision: Lot Depth: **2,686**  
TxMap#: **233889-340-000-0001-018-110-0000** Lot Shape:  
City Nghbrhd: Lot #: **8**  
School Dist: **South Lewis** SqFt:  
High School: **South Lewis Senior High** # Photo:  
Middle School: **South Lewis Middle**  
Elem School: **Port Leyden Elementary**

General Information

Type: **Agricultural, Recreation** Improvement:  
Topography: **Rolling**  
Road Ft/Desc: **Town** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Wooded**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfmt: **No** Footage:  
Name: Island Name: **NA** Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Over 125 wooded acres, within the Adirondack Park, that are accessible year-round with power available at the road. This could be your ideal hunting site with potential for future timber income. The property is currently enrolled with the DEC and in return received a massive reduction in real estate taxes! With taxes this low, you could make a profit leasing the property to hunters while waiting for the next cut or enjoy the property yourself. The property is well marked and has several trails cut through for easy access. Call today to schedule a showing or for more information.**

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

Directions: **From traffic light in Port Leyden, turn east onto East Main St. Turn left onto Pearl Street. In 1.4 miles turn right onto Pennysettlement Road. In 2.6 miles turn left onto Brownville Rd. Property will be on your right in 0.5 miles.**

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:  
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: **None**  
HVAC Type: Waste Disp: **None**  
Utils Avail: **Electric, Telephone**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **None**  
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**  
Dev Status: **Raw Land**  
Soil: Restrictions:  
Seller Provides:  
Conditions: **Sell As Entirety/Will Not Subdivide**  
Seller Stake in Lnd: Addl Site Data:  
Driveway Desc: **Dirt, Stone/Gravel**  
Possible Uses: **2nd Home Development, 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: Assess Val: **\$63,900** School Tax: **\$167**  
Town/Cnty Tax: **\$189** City/Vil Tax:  
Closed Date: Sales Price: DOM: **2**  
Total Taxes: **\$356**

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