

**Land**  
**137890 Sold**

**0 SHELDON ROAD**  
**Freeville, NY 13068**



**L\$55,000**  
**C\$45,000** ☒



**Original List Price:** \$55,000  
**Closing Dt:** 04/24/2013  
**Apx Acreage:** 15.03  
**Price Acre:** \$3,659.35  
**Apx Size Range:** 10-19 Acres  
**Lot Size:** 765 X 826

**Prop Sub-Type:** Acreage  
**County:** Tompkins  
**Hamlet/Subdivision:**  
**Property Location:** Town of Dryden  
**School District:** Dryden Central  
**Elementary School:** Dryden  
**Lake Rights/Descr.:** No Rights  
**Lake Name:** None

**Zoning:** Assessment: 41000 **Deed Ref.:** 45667/1001 **Tax Map#:** 40.-1-12.8  
**Curr. Tot. Taxes:** Row Easements: **Survey:** Other - See Remarks  
**Deed Restrictions:** No **Spec. Assess/Sur.:** No

**Disclosures:** Agriculture District , Electric/Surcharge , Mineral Rights

**Financing Remarks:**

<b>Road Type:</b> Blacktop/Mac	<b>Electric:</b> Available
<b>Driveway:</b> Culvert , Gravel	<b>Lot Description:</b> Open/Cropland
<b>Water:</b> Well	<b>Features:</b> Cable TV , High Speed Internet
<b>Sewer/Septic:</b> Need Private System	<b>Oil/Gas/Mineral Rights:</b> Not Leased
<b>Natural Gas:</b> Not Available	

**Directions/House Color:** Take Route 13 past Ithaca airport, turn left on Hanshaw Road then right on Etna Road. A few miles down Etna Road, take a left on Wood Road, then left on Sheldon. Land on the left. Across from 75 Sheldon Road.

**Public Description:** Lovely acreage with both open field and woods with streams. Located just minutes from Cornell on the East side of Ithaca. Driveway culvert in place with tons of gravel added also. There is a newer drilled well which adds to the appeal of this land. A great spot for your new home!

**PREPARED BY**



**Alex Obinatu**  
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<http://www.warrenhomes.com>

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Gallery: Images 1 to 5 of 5



Additional View



Additional View 2



Additional View 3



Additional View 5

Prepared By: [Alex Obinatu](#) / WARREN REAL ESTATE  
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**Sun, Mar 5, 2017 12:06 PM**