

# Mobile Home, Mobile/Manufactured - Delancy, NY



## 969 Coles Clove Rd., Delancy, NY, 13752

Offered at \$350,000

This 60 acre parcel has everything an active sportsman could desire. It includes a 1.5 acre pond that's stocked and loaded with bass. A spawning Trout stream meanders 1300' through the property. 10 acres of meadows sit on the easterly side of the parcel where a multitude of wildlife come to graze. Leading from the fields an iron bridge crosses the creek and the remaining 50 acres slope uphill with many plateaus and amazing views. Covered with mature timber a multitude of woods roads crisscross the property. World class fishing at the Pepacton Reservoir is less than a mile away, and only a couple of miles to state owned hunting land. A 16'x72' manufactured home completes the property, the home is well maintained and has 3 bedrooms, 2 full baths, a laundry room and a deck. A drilled well and a NYC approved septic system service the premises, along with electric service, telephone and available internet. A couple of sheds are included to store all your equipment. A wonderful place to sit on the deck and listen to the running stream while watching the neighboring horse farm. Located in the town of Colchester this property enjoys one of the lowest tax rates in New York State.

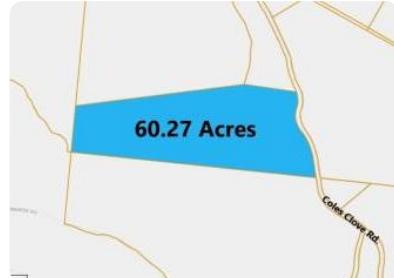
3 Bedrooms

2 Bathrooms

0 sqft

60.27 acre (lot size)

Built: Unknown year



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