

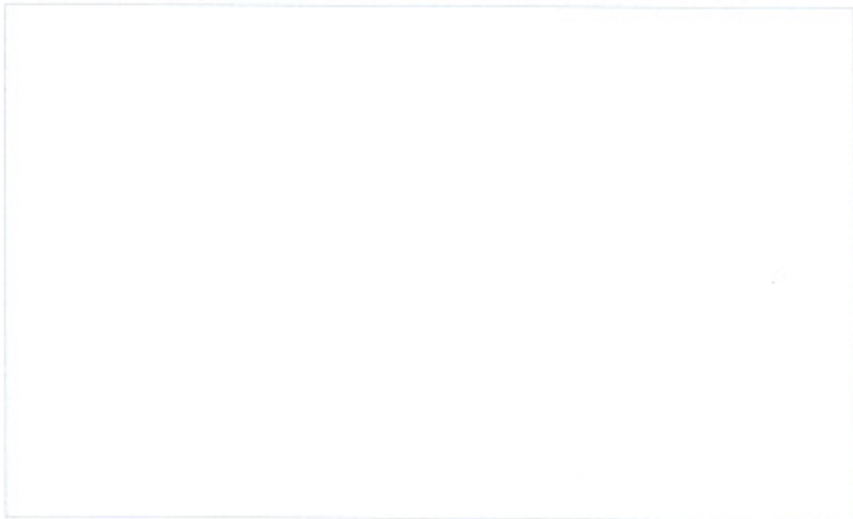
Property Listing Number

Hubbell's Real Estate

157 Main Street
Cooperstown, NY13326
www.hubbellsrealestate.com
Glenford H. Hubbell, Broker
(607) 547-5740 / Business
(607) 547-6000 / FAX



Location	<input type="text" value="Keys Road"/>	Townshi	<input type="text" value="Otsego"/>	Acres	<input type="text" value="25.7"/>	Price	<input type="text" value="\$169,000"/>
Village/Area	<input type="text" value="Pierstown"/>	School District	<input type="text" value="Cooperstown"/>		Price per Acre		
Assessed Value	<input type="text" value="\$169,100.00"/>	Deed Ref	<input type="text" value="L 985 p 129"/>		<input type="text" value="\$6,575.88"/>		
Total Taxes	<input type="text" value="\$2,058.00"/>	Tax Map #	<input type="text" value="54.00-2-12.05"/>				
Water	<input type="text" value="no"/>	Sewer	<input type="text" value="no"/>				
Other Buildings	<input type="text" value="no"/>						
Easement	<input type="text" value="Good covenants and restrictions are in place."/>						
Remarks	<input type="text" value="Quality neighborhood, Nice homes, borders land under conservation easements. 1880' of road frontage. Mostly wooded, great building sites. 5 miles from office."/>						



Property Listing Number 7425

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we call it:

THE CORRAL ROAD

These seven land splendors are set off by exquisite country beauty and rural scenes marked by some of the most attractive terrains we have come across in a long time ranging from the rolling meadows to the dense woods of evergreens and other types of trees. The whole poetry of the land is breathtaking. In the spring the sunny innocence of wild flowers abound, and in winter the snow puts the countryside to sleep.

The Offerings are situated in the Hamlet of Pierstown, just north of the Village of Cooperstown by a couple of miles. The preservation of the simple pursuits of life for households, wildlife and everything green can certainly be found here. Close to Otsego Lake and our village ... yet surrounded by the rural farms and hamlets that dot the countryside.

THE CORRAL ROAD is committed to preserve the environment and covenants & restrictions have been established for this purpose:

- A. No mobile, modular or sectional homes or trailers or recreational vehicles shall be permitted or maintained upon these premises.
- B. No junkyards, landfills, dumps or waste disposal sites of any sort shall be permitted or maintained upon these premises, nor shall any unregistered vehicles be permitted to remain on these premises unless the same are properly garaged or housed overnight.
- C. No commercial activity other than agriculture shall be permitted or maintained upon these premises.
- D. No non-agricultural structures other than single-family residential dwellings and incidental outbuildings shall be permitted or maintained upon these premises.
- E. No billboards or advertising signs of any sort shall be permitted or maintained upon these premises.
- F. These premises shall not be subdivided into parcels of less than twenty (20) acres, or in such a way as to leave any grantor with a parcel of less than twenty (20) acres.
- G. These covenants and restrictions shall run with the land, attaching to these premises and all other premises owned by grantor and shall be binding upon the heirs and assigns of both grantor and grantees, forever.
- H. These covenants and restrictions shall be included in any deed to remaining lands of grantor.

7. \$701 1386



Stand #1
Red Pine
3.32 ac.

Stand #2
Red Pine
11.17 ac.

Tax Map #
54.00-2-12.05

Map By: Kenneth L. Williams
Consulting Foresters LLC
Cooperstown, NY 13326
Scale: 1"=400'

Huff Road

Key Road