

Listing #1



125 Valenza Lane, Cooperstown, NY 13326

List Price	\$329,000
Status	Active for Sale
Listing ID	11025101
Property Type	Vacant Land
County	Otsego
Township	Middlefield
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$2,480
Tax ID	70.11-1-66.22

Come build your sanctuary dream home and summer getaway on idyllic Otsego Lake. ±4.88 surveyed acres Otsego Lake parcel with ±43.76' of private direct lake frontage on Hyde Bay. A mix of lightly wooded and open areas. Only 6 miles to Cooperstown, Cooperstown Schools. Capture this rare opportunity, and experience all that makes Cooperstown, "America's Most Perfect Village". Its finest include The Glimmerglass Festival, Otsego Golf Course, historic Doubleday Field, The National Baseball Hall of Fame and Museum, Fenimore Art Museum, The Farmers' Museum, Clark Sports Center, Bassett Hospital, The Otesaga Resort Hotel and the legendary 18-hole championship Leatherstocking Golf Course, Brewery Ommegang, fine shops, restaurants. High speed Internet available. Easy access to Cooperstown, Utica, Albany, US 20, and NYS Thruway. 3.5 hours to New York City.

Land Details

- 1 Lot
- 4.88 Acres
- 210 Frontage
- Map# 18-1007
- Otsego Lake

Exterior Features

- Room For Pool
- Room For Tennis
- Survey
- Trees
- Utilities
- Water View
- Lake View
- Mountain View
- Wooded View
- Private View
- Scenic View
- Lake Waterfront
- Water Frontage: 43.76'
- Otsego Lake

Listed By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com

Listing data is deemed reliable but is NOT guaranteed accurate.

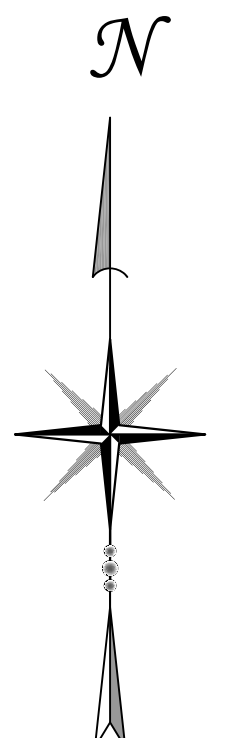
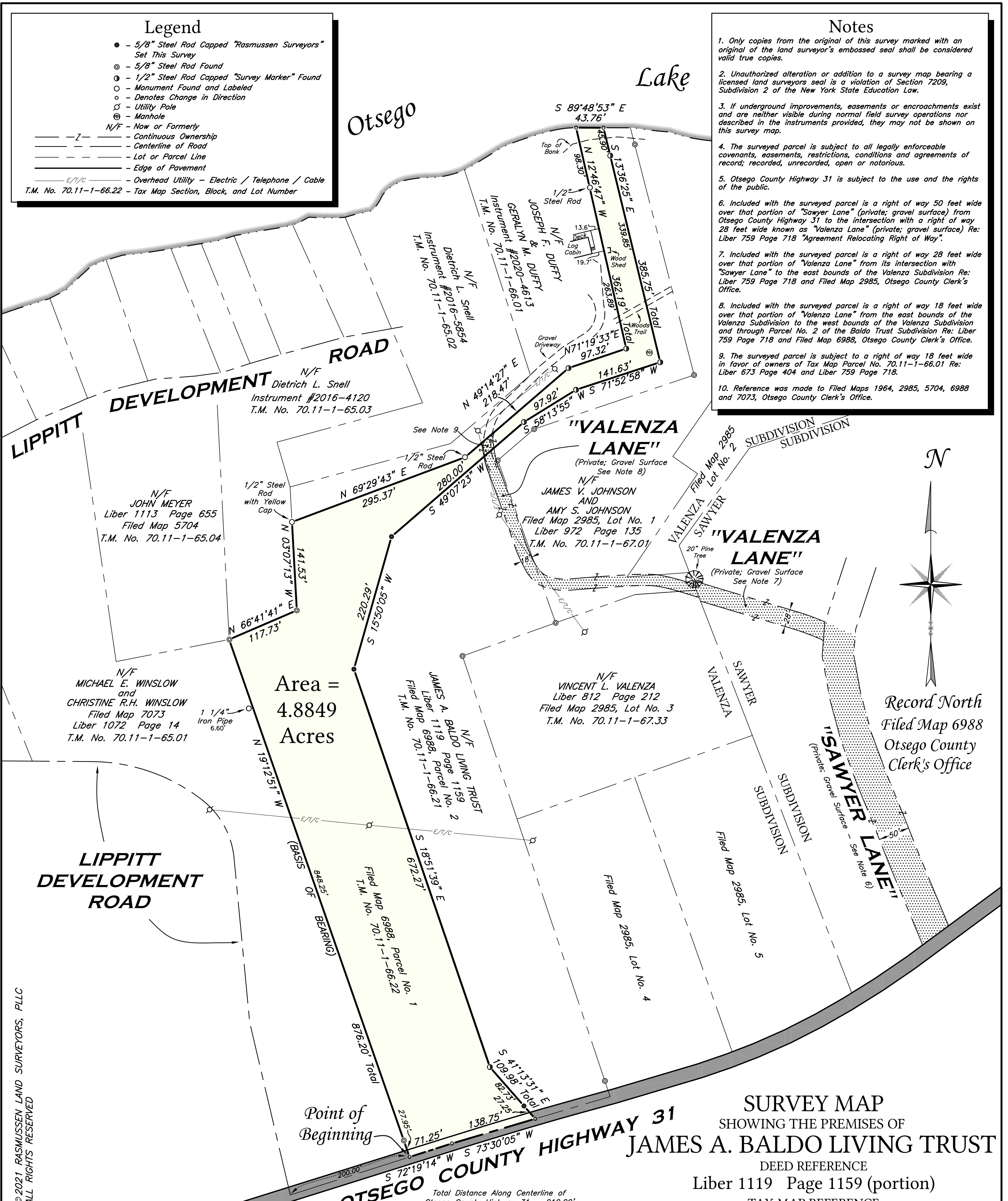


Legend

- - 5/8" Steel Rod Capped "Rasmussen Surveyors" Set This Survey
- ⊙ - 5/8" Steel Rod Found
- ⊕ - 1/2" Steel Rod Capped "Survey Marker" Found
- - Monument Found and Labeled
- - Denotes Change in Direction
- ⊗ - Utility Pole
- ⊕ - Manhole
- N/F - Now or Formerly
- Z— - Continuous Ownership
- - Centerline of Road
- - - - Lot or Parcel Line
- - Edge of Pavement
- E/T/C - Overhead Utility - Electric / Telephone / Cable
- T.M. No. 70.11-1-66.22 - Tax Map Section, Block, and Lot Number

Notes

1. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. If underground improvements, easements or encroachments exist and are neither visible during normal field survey operations nor described in the instruments provided, they may not be shown on this survey map.
4. The surveyed parcel is subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record; recorded, unrecorded, open or notorious.
5. Otsego County Highway 31 is subject to the use and the rights of the public.
6. Included with the surveyed parcel is a right of way 50 feet wide over that portion of "Sawyer Lane" (private; gravel surface) from Otsego County Highway 31 to the intersection with a right of way 28 feet wide known as "Valenza Lane" (private; gravel surface) Re: Liber 759 Page 718 "Agreement Relocating Right of Way".
7. Included with the surveyed parcel is a right of way 28 feet wide over that portion of "Valenza Lane" from its intersection with "Sawyer Lane" to the east bounds of the Valenza Subdivision Re: Liber 759 Page 718 and Filed Map 2985, Otsego County Clerk's Office.
8. Included with the surveyed parcel is a right of way 18 feet wide over that portion of "Valenza Lane" from the east bounds of the Valenza Subdivision to the east bounds of the Valenza Subdivision and through Parcel No. 2 of the Baldo Trust Subdivision Re: Liber 759 Page 718 and Filed Map 6988, Otsego County Clerk's Office.
9. The surveyed parcel is subject to a right of way 18 feet wide in favor of owners of Tax Map Parcel No. 70.11-1-66.01 Re: Liber 673 Page 404 and Liber 759 Page 718.
10. Reference was made to Filed Maps 1964, 2985, 5704, 6988 and 7073, Otsego County Clerk's Office.



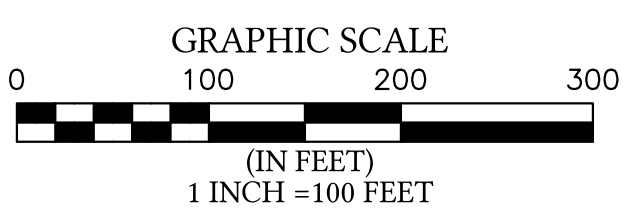
Record North
Filed Map 6988
Otsego County
Clerk's Office

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~CERTIFIED BY NEW YORK STATE AS A WOMEN BUSINESS ENTERPRISE~

WILLIAM RASMUSSEN, LAND SURVEYOR, LICENSE NUMBER 49107
 JENEÉ R. RASMUSSEN-GREEN, LAND SURVEYOR, LICENSE NUMBER 50678
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 (607)267-9360 www.rasmussenlandsurveyors.com
 WORK ORDER NO. 2121 MAP NO. 18-1007 DATE: AUGUST 13, 2021



SURVEY MAP
SHOWING THE PREMISES OF
JAMES A. BALDO LIVING TRUST

DEED REFERENCE
Liber 1119 Page 1159 (portion)
TAX MAP REFERENCE
70.11 - 1 - 66.22
FILED MAP REFERENCE

FILED MAP 6988, PARCEL No. 1
Otsego County Clerk's Office

SITUATE IN THE
TOWN OF MIDDLEFIELD,
COUNTY OF OTSEGO
AND
STATE OF NEW YORK