

**MLS #: L166564A (Active) List Price: \$122,000****00 Ranney Way Keene Valley, NY 12943**

**Land Type:** Land/Acreage  
**Lot Type:** Mountain, Partial  
 Wooded, Private, Waterfront,  
 Wooded  
**Use:** Single Family  
**Waterfront:** Yes  
**Waterfront Footage:** 650' +/-  
**Body of Water:** Other  
**Waterfront Info:** Stream

**Area:** Keene, Keene Valley  
**County:** Essex  
**Town:** Keene  
**Subdivision:** None  
**School District:** Keene  
**Zoning:** None

**Assessors Parcel/Tax Map #:** 62.16-5-22.000**Assessed Value:** 77200**Volume:** 1906**Page:** 259**Instrument:** Deed**Deed Date:** 3/6/2018**Land Tax \$:** \$567**School Tax \$:** \$729**Village Tax \$:** \$0**APA:** Resource Mgt**Total Taxes \$:** \$1,296**Exemptions:****Documents/Exemptions:** Deed, No Exemptions**Lot Dimensions:** 5.90 acres**Apx Acreage:** 5.9

**Road Frontage:** **Road/Lot Description:** Dirt, Private, ROW, Bluff Site, Borders State Land, Level, Rolling, Steep, Trees, View-Mountain, View-Water, Wooded Lot

**Water \$:** \$0**Utilities:** None, Well Needed, Sewer Not Available**Restrictions:** APA Restrictions, Single Family**Views:** Mountains, Stream, Wooded**Terrain:** Level, Rolling, Steep**Property Information:** ROW**Association Fees:** 0.00

**Remarks:** Ideal setting & location - private and very quiet yet just on the edge of Keene Valley! Ideal acreage size - not too big/not too small! Beautiful Hopkins Brook with its lovely little waterfalls forms one boundary with approximately 650' +/- of frontage. Listen to the sounds of the brook from your dream cabin. With some selective cutting you can open up some wonderful mountain views on the perfect little knoll. Hike to the summit of Hopkins Mountain on the trail from your property or take a 5 minute walk to the Roostercomb Trailhead to access many other trails or walk into town for dinner and some shopping. You will have a difficult time finding a more ideal property!

Information Herein Deemed Reliable but Not Guaranteed

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