



# \$44,000 -- 9.99 acres

Elmer St, Lyons, NY 14489

- Wayne County

- Recreational Property
- Residential Property
- Undeveloped Land

## Vacant Residential Land Offering in Lyons, NY - Your Dream Homestead

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
New York	Wayne County	Lyons	14489
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
Elmer St	\$44,000 -	9.99 acres	0
<b>Baths</b>			
0			

### Description

Lucky Dog Price: \$44,000

Market Value: \$79,000

Savings of 44%!!

Introducing a rare and captivating opportunity to secure 9.9 acres of pristine vacant residential land nestled in the heart of Lyons, NY. This sprawling canvas of natural beauty presents an idyllic setting for crafting your vision. With its expansive dimensions and serene surroundings, this property beckons to those seeking both tranquility and limitless potential.

With land becoming an increasingly scarce commodity, this parcel offers an excellent investment opportunity. As the demand for spacious, private properties continues to rise, your acquisition could prove to be a sound financial decision for years to come.

Situated in Lyons, NY, this property benefits from a harmonious balance between seclusion and convenience. Enjoy easy access to local amenities, schools, shopping, and dining, all while reveling in the serenity of your expansive property.

Lyons, NY, is a charming and close-knit community known for its welcoming atmosphere and small-town charm. Immerse yourself in the local culture while relishing the comfort and exclusivity of your private retreat.

Don't miss your chance to own a slice of upstate New York's natural beauty.

\*Note: Due diligence should be conducted for any potential development plans to ensure they comply with local regulations and zoning laws.

Site Address: ELMER ST - LYONS, NY 14489

County / State: Wayne County, NY

Parcel Number: 542800 71111-14-292445

Parcel Size: 9.99 acres

Parcel Area: 435,164.4 sq ft.

Zoning: R-2 (Residential)

# of Dwellings Allowed to be Built: Allowed up to 3 family homes

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes

Legal Description: 39111-14-266446

Subdivision: n/a

Center GPS Coordinates: 43.0579505, -76.9845225

RV Parking / Living Allowed: No

Mobile Homes Allowed: No

Farming Allowed: No

Livestock Allowed: No

Both Surface & Mineral Rights Included: To be verified by buyer

Timber Rights Available: To be verified by buyer

Annual Taxes: \$593.35 (2023)

HOA Fees / Name of HOA: n/a

Elevation: 433.7 feet

Elementary School: Perkins Elementary School - 14 mins

Middle School: Newark Middle School - 16 mins

High School: Midlakes High School - 20 mins

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

## Financing Options

### Mortgage Options

- Owner Finance

## Land

### Lot Description

- Heavily Treed
- Irregular

### Road Frontage Desc

- City

### Proposed Use

- Residential Multi-Family

### Topography

- Rolling

## Seller Contact Information

### Lucky Dog Land Deals

Lucky Dog Land Deals

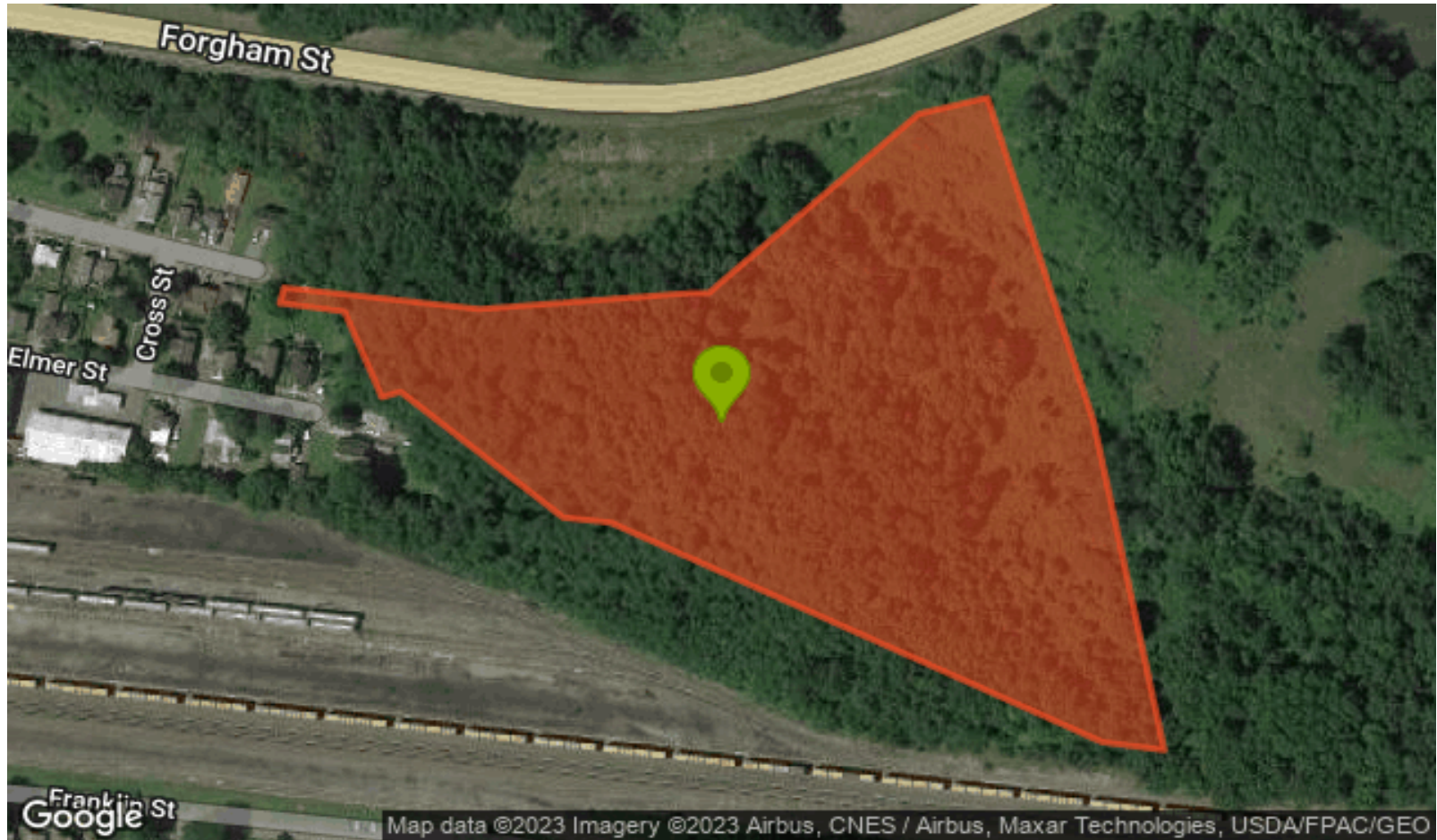
101 Creekside Xing

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## Property Boundaries



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This information believed accurate but not warranted