

## Listing #1



## 95 Grandy Rd, Hermon, NY 13652

List Price	<b>\$985,000</b> on 05/09/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11174382
Property Type	Vacant Land
County	Saint Lawrence
Township	Russell
Total Tax	\$4,616
Tax ID	117.004-1-7.113 and 132.002-1-26
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

490 acres of Riverfront Land for Sale on the Grasse River, Russell, NY! Amazing 4 Season Property with 8225 ft of River Frontage and Power! Located in the Town of Russell, St. Lawrence County is a very private 490-acre riverfront property with 8225 feet of undeveloped river frontage on the Grasse River. This expansive property offers miles of interior roads and trails for easy access throughout. This is truly a hidden gem and offers an amazing opportunity to own a private retreat like no other. Whether you are looking for a property to manage for years of family enjoyment or an investment with development potential, this property is sure to fit the bill. The property has the following unique features that make it one of a kind. Over 8225 feet of deep, slow-moving river frontage. Private road access to a beautiful set of falls with picnic area and sandy beach. Several Beaver ponds with marshlands. Over 1.5 miles of new Interior gravel roads. An interior network of trails gives you great access for hours of hiking, ATV, Horseback riding etc. Large 25-acre woodland pond. 300 acres of forest land that offer a solid timber investment. 45- 50 acres of open grasslands for hay or other farming purposes. Sandy beach for swimming. 40 acres of marshland, perfect waterfowl habitat. Buildings and improvements included with the sale. A well-constructed 46 X42 garage with new vinyl siding. 3 newly constructed 26' x 20' log-sided cabins ready to be placed out on the property for guests. 10 x 20 log-sided cabin with power. 10 x 24 cottage. 10 x 20 cottage. New electric entrance panel. New well. This property is located in a great area in a very private setting. It offers ample opportunities for any sporting enthusiast. There is an abundance of small game, waterfowl, whitetail deer and black bear in the area.

### Land Details

- 490.00 Acres
- 1300 Frontage

### Exterior Features

- Survey
- Guest House
- Pond View
- Scenic View
- Trees
- Workshop
- River View
- River Waterfront
- Utilities
- Outbuilding
- Creek View
- Water Frontage: 8225 ft
- Shed
- Water View
- Wooded View

### Taxes and Fees

- \$2,049 School Tax
- \$2,567 County Tax
- Tax Year 2023

### Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.