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LAND

NYS ELECTRIC AND GAS CORPORATION EXCESS LAND ±471.96-ACRE S... ☆ ✉

[View Map](#) ⌚ **BELL STATION, LANSING, NY 14580**
⌚ Transaction Fee:

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PROPERTY INFORMATION


Asset Type: Property

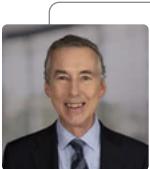
Primary Property Type: Land

Property is being sold by a utility company and the final sale is contingent on seller obtaining regulatory approval from the New York State Public Service Commission as required by Section 70 of the Public Service Law.

The subject property is a ±471.96 acre parcel of vacant land (Waterfront Land: ±40 Acres & Agricultural/Forest Land: ±431.96 Acres) located on the eastern shore of Cayuga Lake. There is 3,454' of frontage along the lake and 2,162' of frontage along Lake Ridge Road.

Located in the Finger Lakes region of upstate New York | a charming rural area anchored by Cornell University. The property is a perfect candidate for potential waterfront residential development with agricultural secondary use and recreational forestry/tertiary use.

ONLINE AUCTION
Oct 11 - Oct 13, 2021
BIDDING STARTS IN
39d 06h:51m
STARTING BID
\$750,000
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**AUCTIONEER
LICENSE**

Ten-X Lee Leslie RE Brkr
10991231490

PROPERTY ID 1000014888

EVENT ITEM 2021-Oct-11

Property Information

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Public utilities available to the subject include natural gas, electric, and telephone.

The area is served by CSX freight service, Greyhound Bus Lines and a regional airport whose main carrier is US Air. Several smaller commuter airlines operate from the Thmpkins County Airport and provide connections to New York, City, Washington, DC, Binghamton, Rochester, Albany, Elmira, and Syracuse. The city is also connected to the NYS Barge Canal System via Cayuga Lake and the Seneca-Cayuga Canal.

The immediate area generally comprises agricultural land with a golf course located directly to the north, and the parcel to the south improved with abandoned land and a power plant.

The property is surrounded by other agricultural focused businesses like ranches, farms, and public lands for outdoor recreation.

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Primary Property Type	Land	Type of Ownership	Fee Simple
Type		Property ID	1000014888
Assessor's Parcel Number	1.-1-16		
Starting Bid	\$750,000		

Detailed Description

Bell Station is land located north of Ithaca, New York. The property lies adjacent to Cayuga Lake with agricultural, woodland, and lakefront settings on the property. This is a value add opportunity for a new owner to develop the land into a ranch, farm, or a single family home to settle down in.

There is 3,454' of frontage along the lake and 2,162' of frontage along Lake Ridge Road. The parcel is generally abandoned agricultural land with the eastern portion actively farmed. The western portion of the site is generally tree covered. Overall, the site is gently sloping from the road down to the lake. The slope is such that it has no impact on future development except for the lake frontage portion. There are three farm buildings located along the road. Gas and electric is available at the road. Legally permissible uses include low-density residential and agricultural uses. Physically the subject is currently undeveloped, but its size, shape, topography and availability of public utilities would allow for development of most if not all of the legal uses. A variety of legally permissible and physically possible uses may be feasible because the development of the site will generate a positive return to the investor.

Prospective bidders should review all due diligence materials and register to bid to continue.

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