

KAREN CAMMARATA TEAM A HOUSE-SOLD NAME!



**Listing # 135422 –
6355 State Hwy 23
New Berlin, NY 13466**
Welcome Home! This 3 bedroom 2 bathroom ranch home offers easy living all on one floor and is awaiting your cosmetic upgrades and finishing touches! Nice hardwood floors in living room with a natural gas stove! If this wasn't enough - the large 1400 square foot barn offers plenty of room for a home business including its own electric service, heated workshop area and full second floor! **Listing Price: \$154,900**



FARM

**Listing # 130571 –
460-462 Stafford Rd.
Preston, NY 13830**
Great farm with 118 acres of pretty level land for crops/pastures - focus on this farm is barns that are in great shape, older barn well maintained - all have electric and water. Older farm house is tenant occupied with rent of \$650/month and also an older singlewide for extra income currently rented for \$580/month (great housing for farm hand). **Listing Price: \$405,000**



FARM

**Listing #134669 –
6620 N State Highway 12
North Norwich, NY 13815**
Farm with 104 plus Acres, barn has electric and water. Fish on the Chenango River which runs thru property. Land is split 1 parcel on Route 12 side and 2 parcels on County Road 32 across from Boces. Road frontage where house and barn are located is 660 feet. Value in land and barn. House needs work. **Listing Price: \$215,900**



**Listing # 134881 –
131 Water St.
Smithville, NY 13841**
Newly renovated four bedroom Cape Cod located in the Hamlet of Smithville! All new thermal windows, freshly painted interior with new carpeting and vinyl floor. Some other updates - come take a look! **Listing Price: \$99,000**



**Listing #134414 –
5161 State Highway 12
Norwich, NY 13815**
First Time Home Buyer? Downsizing? Do we have a great location for you! Just outside City of Norwich MOVE IN READY single wide on a large lot, shade trees and a private back yard. If LOW MAINTENANCE and ECONOMICAL LIVING is what you're looking for this may be the one for you. **Listing Price: \$69,999**

LAND

**Listing # 134399 - Musson Erwin Rd.
Butternuts, NY 13776**
7.88 Surveyed Acres - part of the Evergreen Acres - nice view! 15 minutes to Norwich/ 30 minutes to Oneonta. Build your country getaway home/cabin. **Listing Price: \$25,500**

**Listing # 134590 - County Road 19
Preston, NY 13830**
Nice property to build a home, with lake rights and access to Lake Lorraine, Deer, Turkey are abundant! Lake offers Large Mouth Bass, Catfish and Crappy. New York State Lands not far from property. **Listing Price: \$30,000**

**Listing # 135038 - Forks Rd.
West Winfield, NY 13491**
Time and Money will turn this property into your dream home! Barn is about 40 x 200' and tax records indicate 11,280 square feet - 2nd floor is spacious and would be a great home and have your animals down in first floor of barn (8' ceilings)! Seller says great hunting as well. 12.4 surveyed acres with a mixture of trees/open area. Electric and well on property. **Listing Price: \$169,900**



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**We list / sell homes, land and farms,
call us TODAY!**

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