

207 Acres in the Mohawk River Vally

Salisbury Township, Herkimer County

Property will sale at or above a minimum bid of \$200,000

PROPERTY DETAILS:

- Rare opportunity to purchase 207 acres of recreational land in scenic Little Falls, NY
- Ideally located near the City of Little Falls, Saratoga Springs, Utica, and Schenectady
- Located on the base of Adirondak Mountains, Mohawk River Valley
- Property offers exceptional accessibility along with a private, outdoor setting
- Featuring approximately 22,500 feet of frontage on Rt. 29
- Property is loaded with trails, a pond, and surrounded by open space making it ideal for a wide range of recreational uses, including; hunting, snowmobiling, camping, outdoor recreation and exploration

1601 NY-29, Little Falls, NY13365

Online Bidding Open:

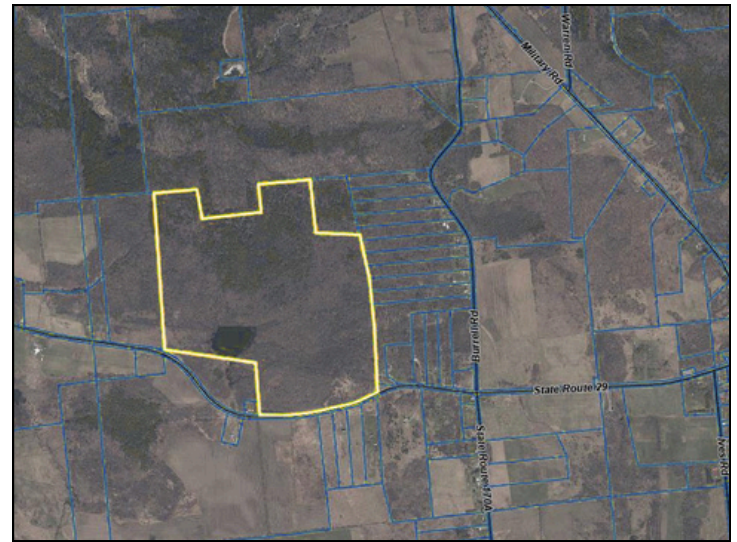
Friday, May 15 at 1:00 PM EST

Online Bidding Closes:

Wednesday, May 20th at 1:00 PM EST

Scan to download the Property
Information Packet & Bid

Online



Broker's Procedures: Please be advised that prior to showing a purchaser a property: (1) we do not require identification from a prospective purchaser, (2) we do not require a purchaser to sign an exclusive brokerage agreement and (3) we do not require a pre-approval for a mortgage loan in order to show a purchaser properties.

**Terms: 10% Buyer's Premium, Sold AS-IS, WHERE IS,
10% Deposit, Broker Participation Welcome.**

Robert L. Dann, CAI | NY RE Lic. #41DA1117858 | AY-000115L

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PROJECT SUMMARY

AUCTION - 207 Acres in the Mohawk River Valley, Little Falls, NY

Property # AL26003

Auction Date: Online Bidding Opens: Friday, May 15, 2026 at 1:00 PM EST
Online Bidding Closes: Wednesday, May 20, 2026 at 1:00 PM EST

Property Address: 1601 NY-29
Little Falls, NY 13365
Salisbury Township, Herkimer County



Registration: Register and bid at www.Tranzon.com/AL26003 or scan the QR Code

Summary of Terms: Property to be sold at or above \$200,000. A 10% Buyer's Premium will be added to obtain the final purchase price. For example, if the high bid is \$100,000, the 10% Buyer's Premium (10% of the high bid) is \$10,000. When added to the high bid the final purchase price is \$110,000. At the conclusion of the auction and upon bid acceptance by the Seller, the successful bidder will be notified and must execute the Agreement of Sale and submit the **10% deposit to Tranzon Alderfer with 24 hours of the auction closing.** The balance of the contract price is due at closing which is to be **on or before July 3, 2026.** 2% paid to a properly registered broker. **The property will be sold AS-IS with no contingencies. Please see complete Terms and Conditions.**

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Thank you for your interest in this property and we look forward to working with you!

Sincerely,

Bob Dann, CAI
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***DISCLAIMER:** This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.*