

**Smiley Face Silo Farm**  
727 County Route 6  
Phoenix, NY 13135

**\$249,900**  
62.990± Acres  
Oswego County



**Smiley Face Silo Farm**  
**Phoenix, NY / Oswego County**

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**SUMMARY**

**Address**

727 County Route 6

**City, State Zip**

Phoenix, NY 13135

**County**

Oswego County

**Type**

Recreational Land, Hunting Land, Timberland, Residential Property, Single Family

**Latitude / Longitude**

43.296212 / -76.342238

**Taxes (Annually)**

4439

**Dwelling Square Feet**

1194

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

62.990

**Price**

\$249,900

**Property Website**

<https://www.landleader.com/property/smiley-face-silo-farm-oswego-new-york/56430>



**PROPERTY DESCRIPTION**

Unique opportunity to own a well-kept quaint 3-bedroom 1-bathroom 1920's farmhouse on a 63 acre lot! Properties like this don't come on the market every day and this will likely not be on the market long. Make all your hobby farm dreams come true with this massive lot located just inside the Town of Volney with both Fulton and Phoenix within ten minutes for all of your amenities. This white picket fence home is the one you have been waiting for!

You enter the home through the mud room into the spacious living room perfect for you and your family to relax and watch the game. Walking through the living room you will enter the master bedroom including a nice sized closet. The quaint bathroom on the main floor with some storage for your necessities. The kitchen/dining room area is large enough to host the hole family for the holidays. Off the dining room you will find another room that is currently being used for crafting but would also make a great home office for you or the remote employee in your life. Upstairs you will find two bedrooms with some small storage areas. The home also has a beautiful back deck to sit out and enjoy your drink of choice after mowing the beautifully manicured huge lawn. It is easy to picture you with family and friends enjoying a backyard fire or get together. This could be the new "go to" spot for outdoor parties! A new roof was put on the house in 2018 so you won't have to worry about that for many years to come. This home is move in ready and looking for new owners!

This two-story home also comes with two 2 car garages, a workshop and a small storage shed for all of your toys... you definitely won't be lacking storage with this property. The "main garage" will hold two cars and still have plenty of roof for your tools and equipment. The second garage is currently being used for storage but could be used for other vehicles. The spacious workshop is currently being used for storage as well but has electric and would be a perfect set up for turning wood on a lathe or turning wrenches on your own equipment! There is also a small storage shed in the front of the house which is perfect to store those seasonal decorations and anything else that needs to be kept dry.

The land itself is a beautiful rolling 63-acre parcel on both sides of the road. If you love to grow your own garden you won't find a better opportunity than this one! The current owners have planted corn and pumpkins over the years on a 20'x40' garden area but there is more than enough room to double or triple your garden space if you choose to do so and eat nothing but home-grown fruits and veggies! The west side of the road has thick dense cover with some trails cut through the woods to easily facilitate access the county water line/ATV trail system behind the house. There are some wetlands before the land rises and borders 481. On the east side of the road, you will find a flourishing clover food plot that has been a pit stop for all species of wildlife including turkey, whitetails and other bird species. As you move further away from the road you will notice the open hardwood bottom land with towering maple trees that could be harvested now and generations down the road to generate revenue for the future owners. Game trails cross throughout the entire property with agriculture fields adjacent you will have no trouble getting your next trophy mount!

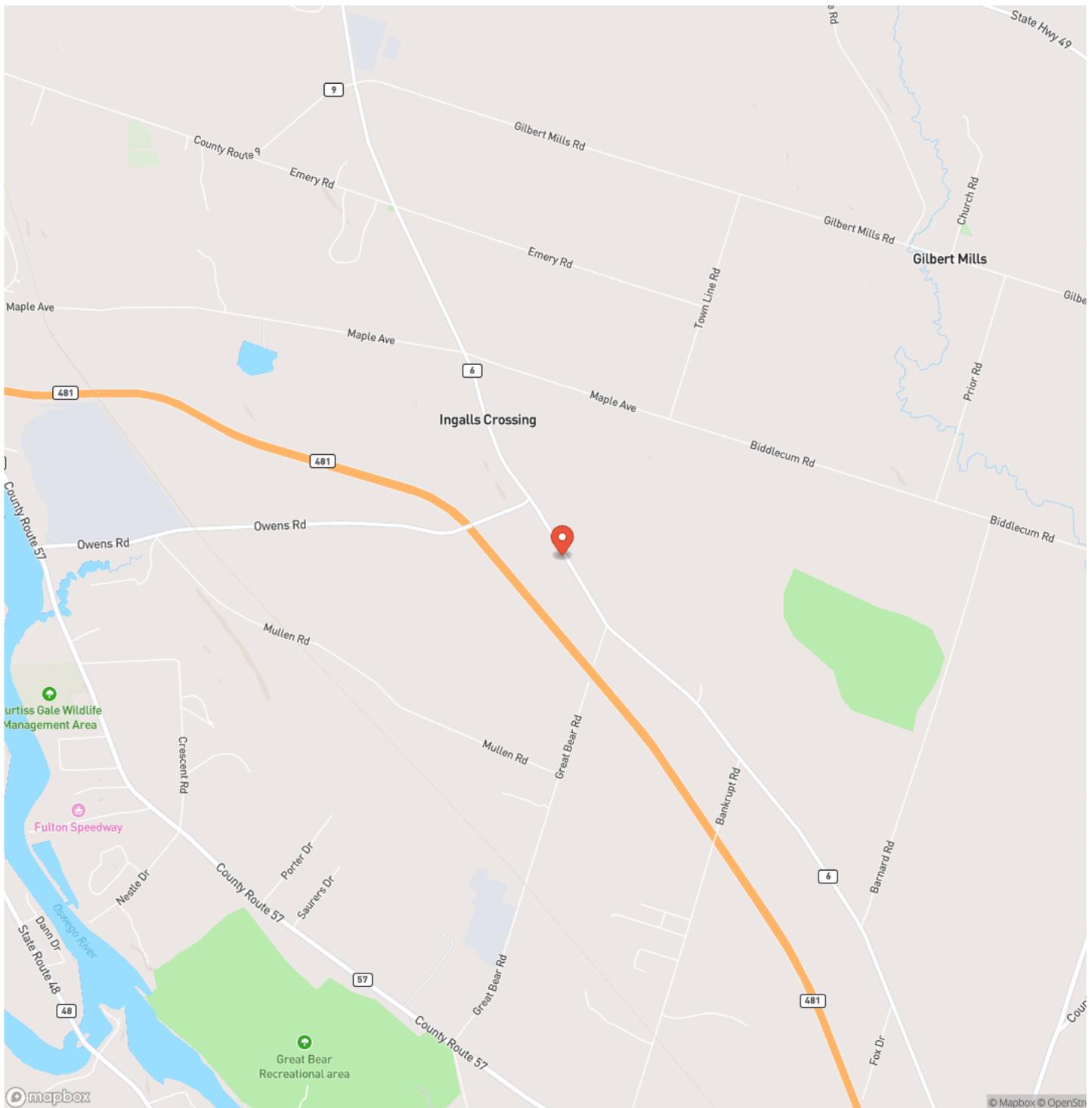
This property is perfect for a family that would like to have a large property with ample room to work their own land. Call Brad today and schedule a visit, you won't be disappointed!



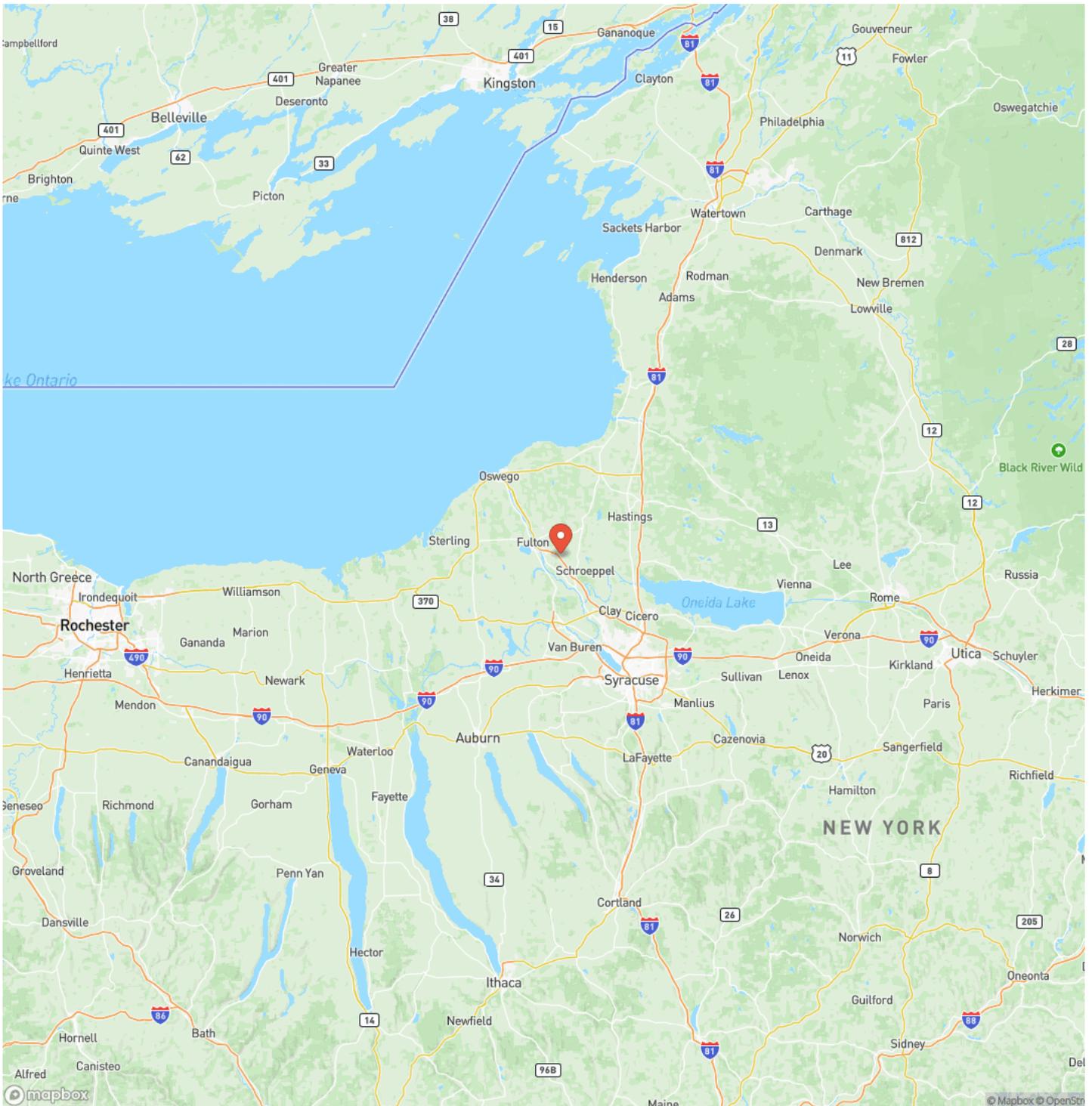
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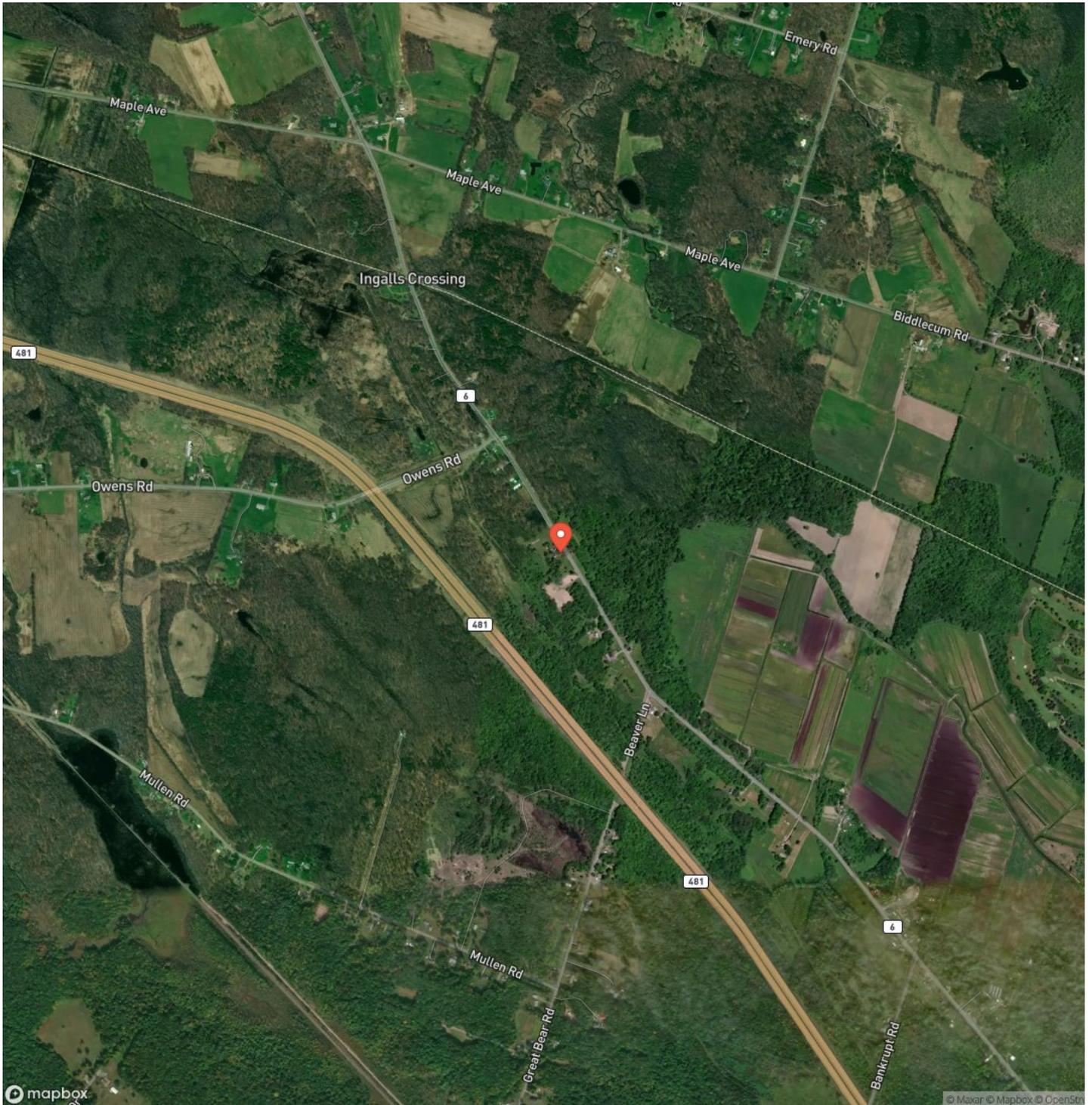
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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