

Stone Dam Hunting Camp
Stone Dam Road
Wellsville, NY 14895

\$85,900
9.900± Acres
Allegany County



Stone Dam Hunting Camp
Wellsville, NY / Allegany County

SUMMARY

Address

Stone Dam Road

City, State Zip

Wellsville, NY 14895

County

Allegany County

Type

Hunting Land, Recreational Land

Latitude / Longitude

42.0226 / -77.9480

Taxes (Annually)

1266

Dwelling Square Feet

1053

Bedrooms / Bathrooms

3 / 1

Acreage

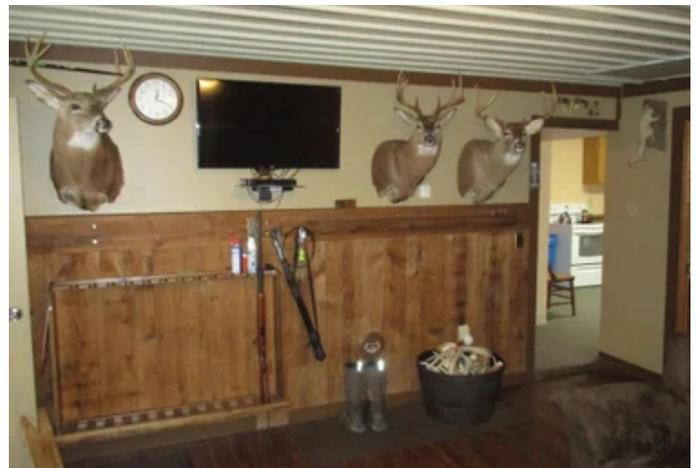
9.900

Price

\$85,900

Property Website

<https://www.landleader.com/property/stone-dam-hunting-camp-allegany-new-york/36636>



MORE INFO ONLINE:

TimberlandRealty.net

Stone Dam Hunting Camp Wellsville, NY / Allegany County

PROPERTY DESCRIPTION

New York wooded land with cabin for sale. This well kept 1050 sq. ft. cabin with water and electric situated on 9.9 acres of land offers a year round recreation! Located just 2 miles from Alma Pond in one direction and 2 miles from the Genesee River in another, this is a fisherman's paradise. The area also boasts incredible hunting for deer, bear, turkey and small game. A well placed elevated shooting blind near the NW corner of the property has been used to take several nice bucks over the years. A 70 yard shooting range behind the camp is the perfect place to sight in your gun for the hunt or just enjoy some target practice. Located just a couple miles from the NY/PA border, is the perfect base camp for the sportsman looking to hunt/fish both states.

The cabin consists of 3 bedrooms with bunks enough to easily sleep 10 people, full bath, living room, and kitchen/dining room. A separate utility room houses the propane furnace, water tank and water heater and supplies some storage. Water is supplied by a drilled well, and with a newer roof, mostly newer windows and new flooring, this cabin is ready to go. An attached shed provides plenty of storage for an ATV, mower, trimmers etc.

The woods consists of mainly white pine, soft and hard maple and ash. The topography is moderately sloping to steep but does have a trail from the cabin to the NW corner.

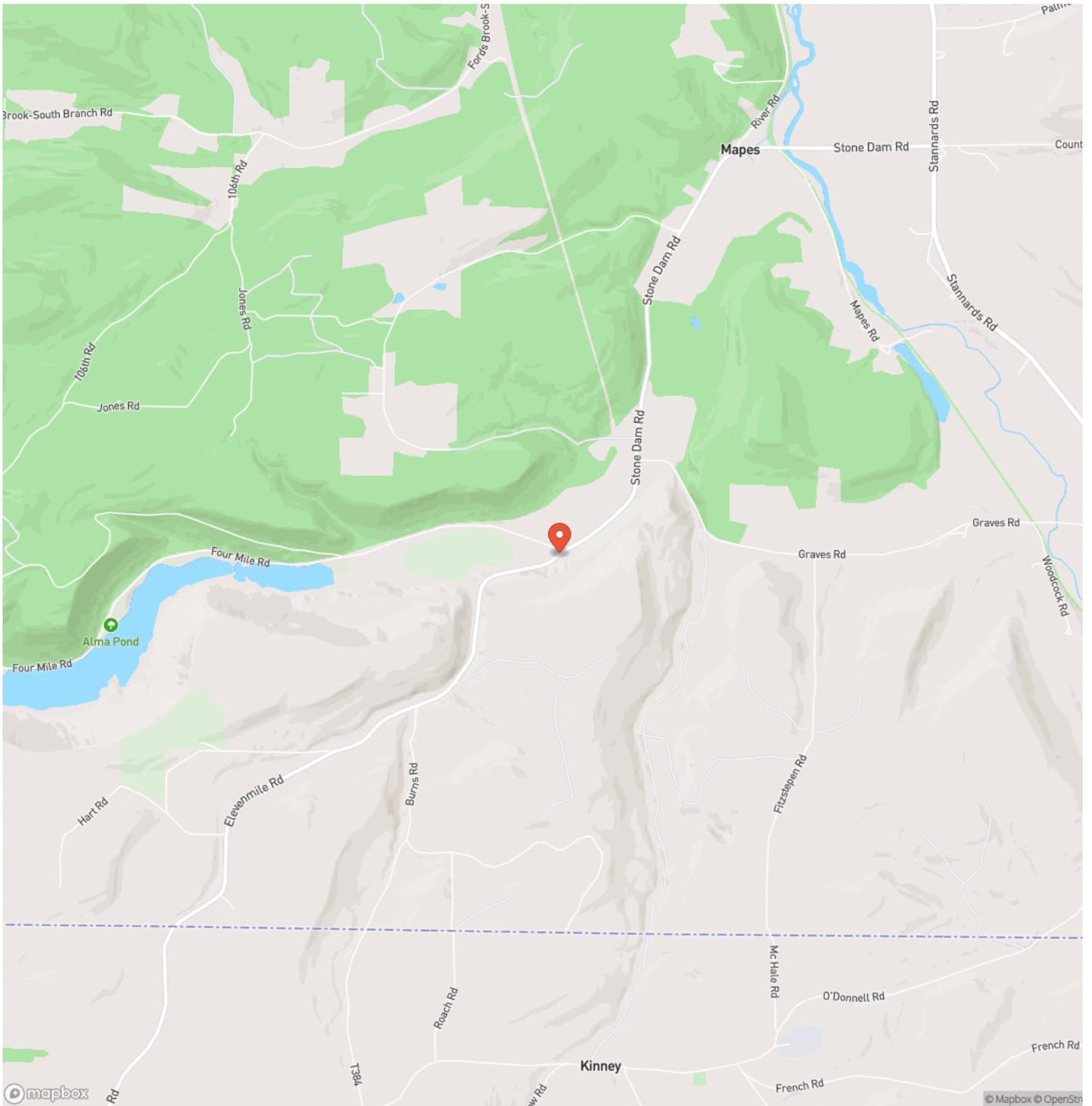
Any oil, gas and mineral rights that are owned by the seller will transfer.



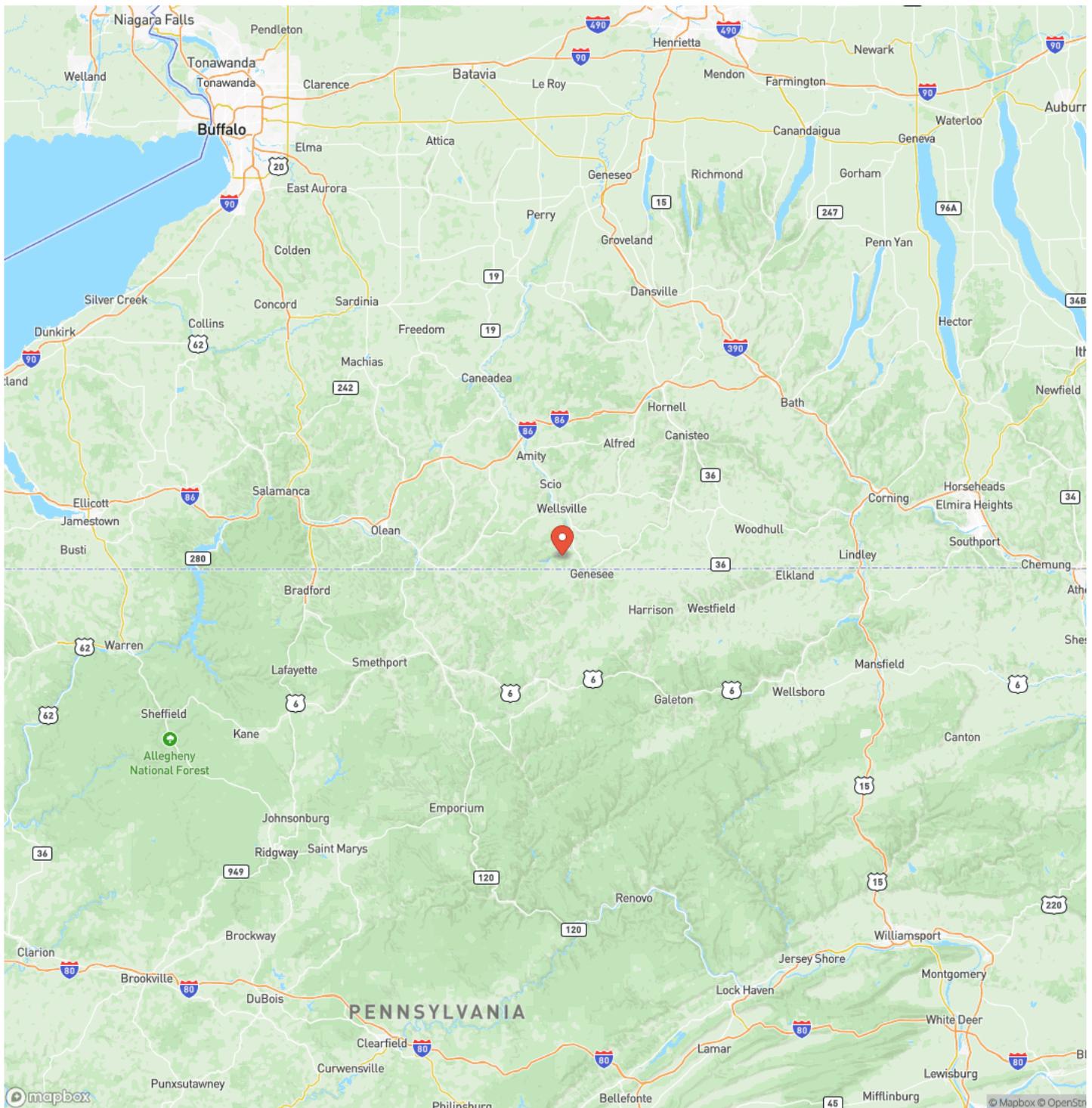
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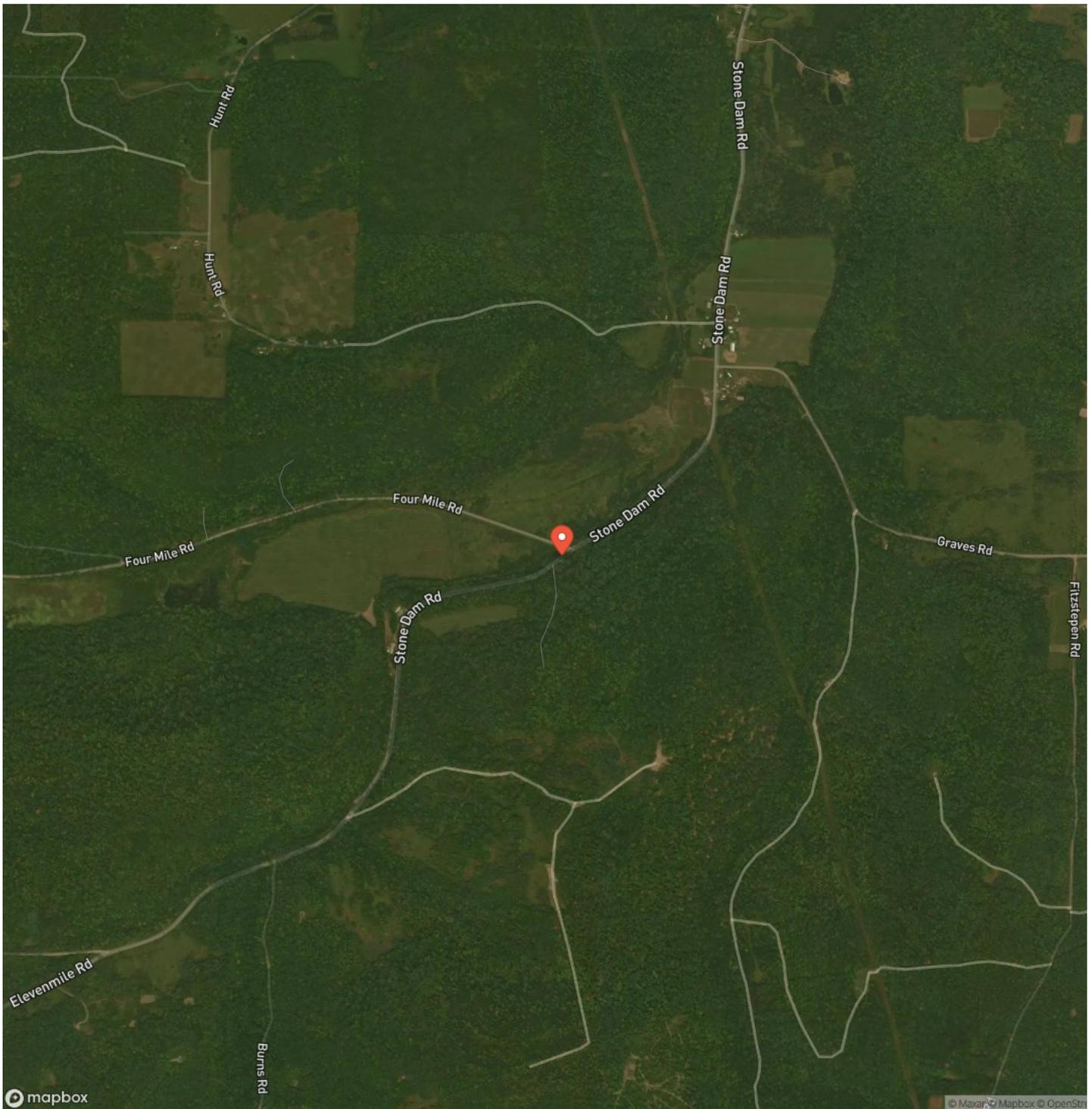
Locator Map



Locator Map



Satellite Map



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