

Coss Corners
Coss Corners Road
Bath, NY 14810

\$275,000
112± Acres
Steuben County



Coss Corners
Bath, NY / Steuben County

SUMMARY

Address

Coss Corners Road

City, State Zip

Bath, NY 14810

County

Steuben County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

42.2775 / -77.4208

Taxes (Annually)

4283

Acreage

112

Price

\$275,000

Property Website

<https://www.landleader.com/property/coss-corners-steuben-new-york/37591>



PROPERTY DESCRIPTION

Completely wooded with significant timber, stream abundant road frontage on both sides of road and adjoins State Land for sale. What a fantastic piece of property with a great mix of habitat and food types to hold deer and turkey, a seasonal stream, great terrain, mix of oak, pines, spruce, larch, maple, white pine with plenty of room to build and also adjoins State Land!

The timber was inventoried in February 2023 by FORECON, Inc. and shows a volume of approximately 226,116 boardfeet, Doyle log rule, dominated by red oak. The inventory was only completed on the north side of the road as timber is more prevalent there than on the south portion. The south portion has a great mix of larch, spruce, red pine, oak maple, some old apple orchard and more. The abundance of deer trails and feeding areas is easy to see.

The property adjoins public land on the south boundary that combines with other public lands to provide over 1,000 acres of additional land for your recreational pleasure.

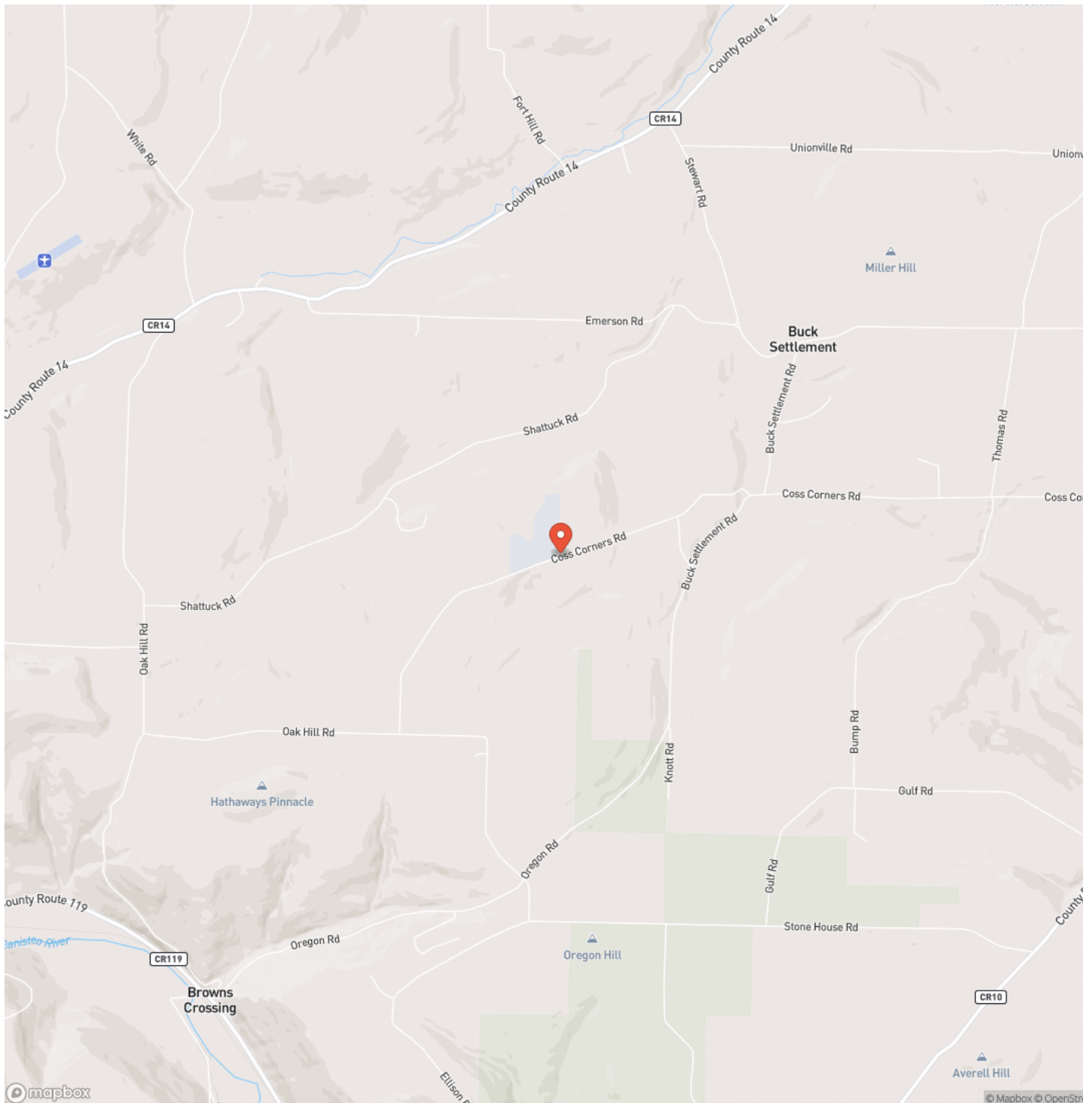
There is over 1,500 feet of frontage on both sides of Coss Corners Road and electric is available along road front.

The tract is also only minutes from the Canisteo River for excellent fishing, canoeing and kayaking and is in the southern portion of the Finger Lakes Region with numerous wineries and Finger Lakes fishing and boating available on Keuka or Seneca Lake.

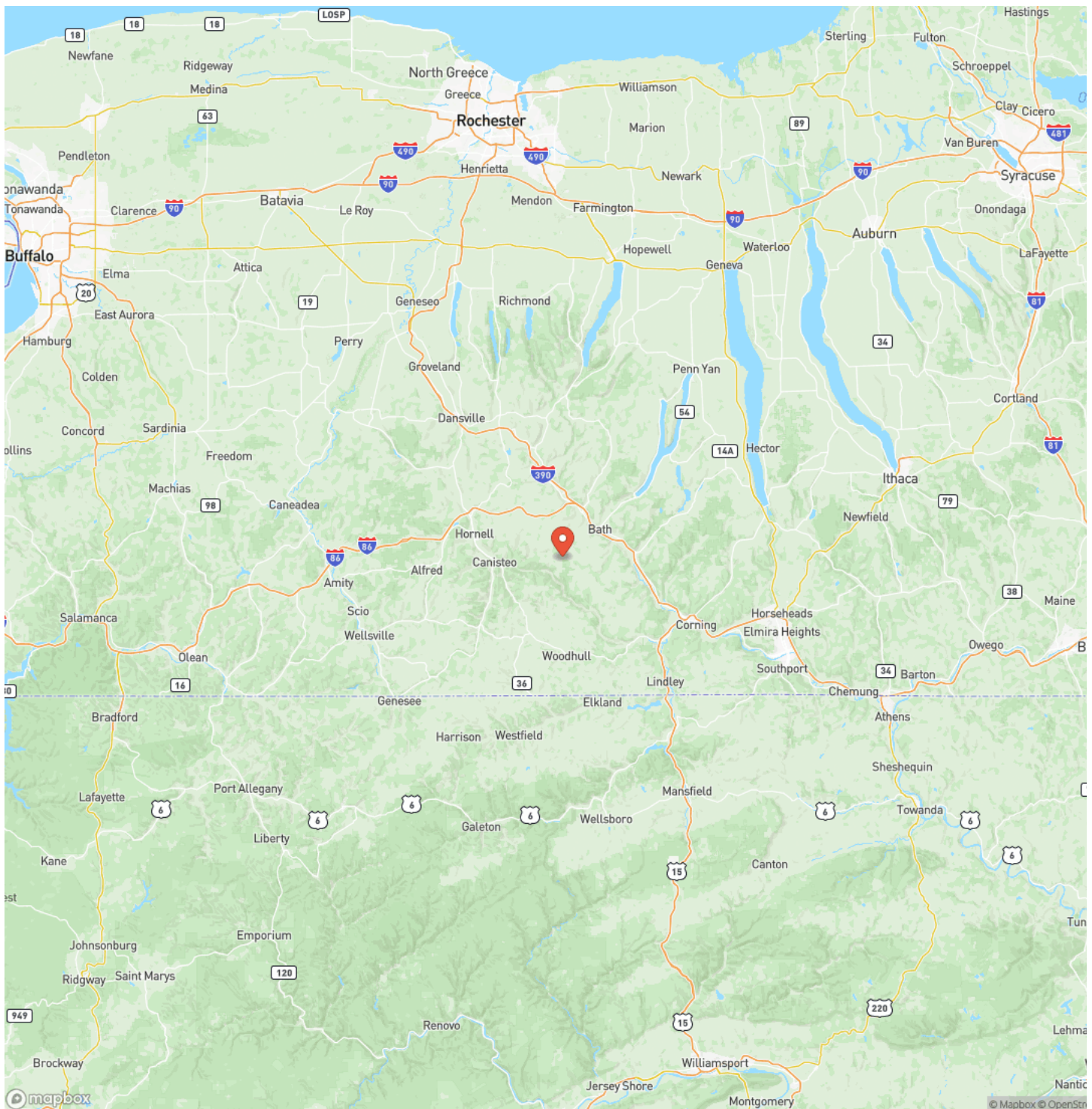
All timber and surface rights transfer. As this is a former Seneca Resources property, all the oil, gas and mineral rights are previously reserved by them and do not transfer.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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