

Middle Branch of the Oswegatchie
French Settlement Road
Harrisville, NY 13648

\$69,900
15± Acres
Lewis County



**Middle Branch of the Oswegatchie
Harrisville, NY / Lewis County**

SUMMARY

Address

French Settlement Road

City, State Zip

Harrisville, NY 13648

County

Lewis County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Riverfront

Latitude / Longitude

44.1105 / -75.3100

Taxes (Annually)

430

Acreage

15

Price

\$69,900

Property Website

<https://www.landleader.com/property/middle-branch-of-the-oswegatchie-lewis-new-york/43175>



MORE INFO ONLINE:

TimberlandRealty.net

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PROPERTY DESCRIPTION

This parcel is found between open hay fields on the south side of the French Settlement Road, has been approved for subdivision from the remainder of the property, south of the Road. It is entirely wooded, and predominately red and scotch pine trees, planted over 50 years ago, with the potential for use in log form or sawn into lumber. A .52-acre portion of the property was determined to be outside of the Special Flood Hazard Area of the River and available to build on (see Determination Document from FEMA and map with this listing). A public electric utility easement and line runs through the northern portion of this potential building site. A perc test has not been performed as required for a private septic system.

The gem of the property is the meandering Middle Branch of the Oswegatchie River which defines the northern boundary. The river is a minute walk from the road. On your way there you may see deer, bear, turkey, grouse, woodcock, fox, rabbits, coyotes, songbirds, or waterfowl, all native to this area. The pine plantation transitions into hardwoods before entering the flood plain of the river, where one might find the perfect spot to camp and fish, complete with a bonfire site.

Outdoor enthusiasts that live here or visit the region have the opportunity to hike, bike, cross country ski, kayak, canoe, camp, motorboat, snowshoe, fish, hunt, swim, ice fish and ride their snowmobiles and ATV's. Walk 800' to the west of the property to enter the 20,000-acre Frank Jadwin Memorial State Forest. The Harrisville Rod and Gun Club is within 3 miles to the east of the property. The French Settlement Road is open to ATV's and is a plowed snowmobile road. The Rod & Gun Club offers parking, fuel and other amenities for ATV riders and snowmobilers looking to access trails C8 and C5 which pass through the region.

The West and Middle Branches of the Oswegatchie River and numerous smaller creeks in the area are famous for native brook trout and other popular game fish species. Anglers can launch their boat at the nearby Lake Bonaparte public site to pursue smallmouth bass, northern pike, brown trout, yellow perch, brown bullhead, and cisco.

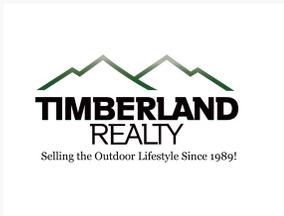
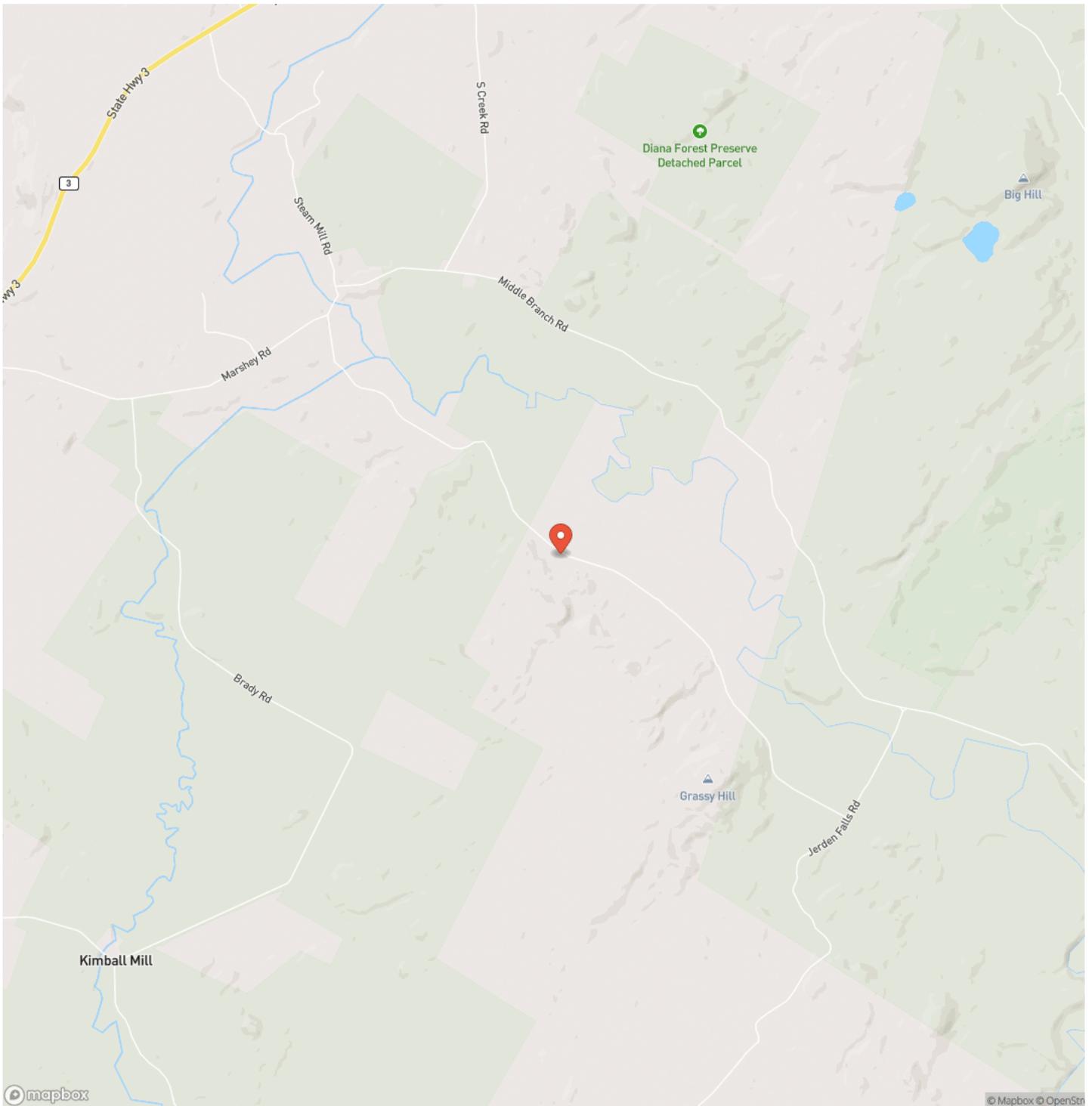
From this location, Lake Ontario, the St. Lawrence River, the Adirondacks, and Canada are within an hour's drive, where you, your family friends will find an enormous variety of recreational opportunities. Not fond of traveling, then stay right here to enjoy all the peace, solitude and natural outdoor beauty Northern New York has to offer.



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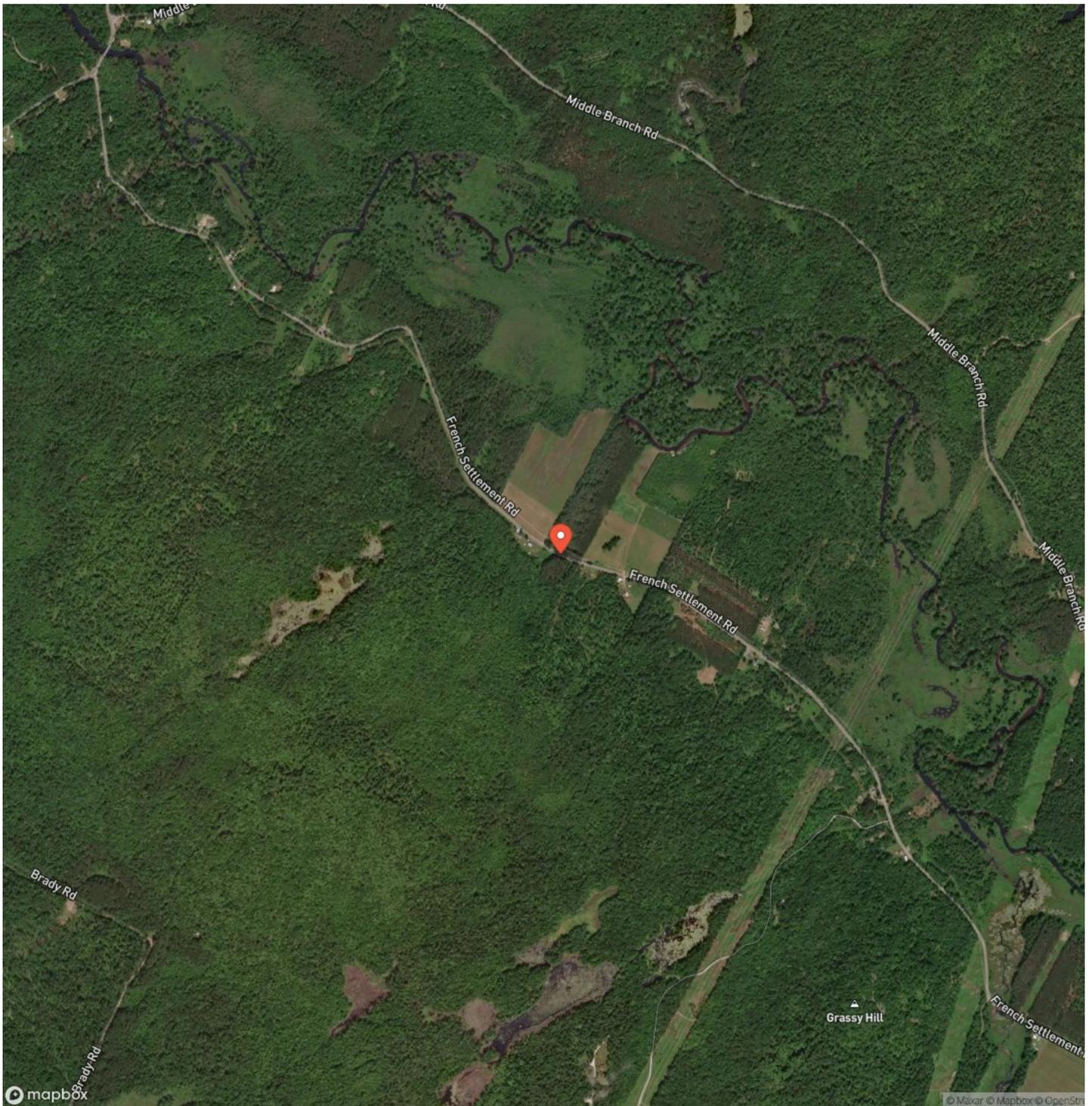
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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