

Appalachian Adventure
Skunk Hollow Road
Little Genesee, NY 14754

\$197,500
131.200± Acres
Allegany County



Appalachian Adventure
Little Genesee, NY / Allegany County

SUMMARY

Address

Skunk Hollow Road

City, State Zip

Little Genesee, NY 14754

County

Allegany County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

42.0079 / -78.1984

Taxes (Annually)

2167

Acreage

131.200

Price

\$197,500

Property Website

<https://www.landleader.com/property/appalachian-adventure-allegany-new-york/43236>



PROPERTY DESCRIPTION

This is a completely wooded property with a mix of both hardwood and softwood species including hard maple, soft maple, cherry, beech, birch, red pine, Norway spruce and others that provide adequate feed and cover for deer, turkey, bear and other game and non-game species.

Timber was harvested 2-3 years ago and the primary skid/haul road was bulldozed back into shape making for good access for hunting, hiking, ATV's, horses or mountain bikes. The cut was heavy, but there remains a good stocking in both some small sawtimber and poletimber that will continue to fill in while providing great habitat for wildlife.

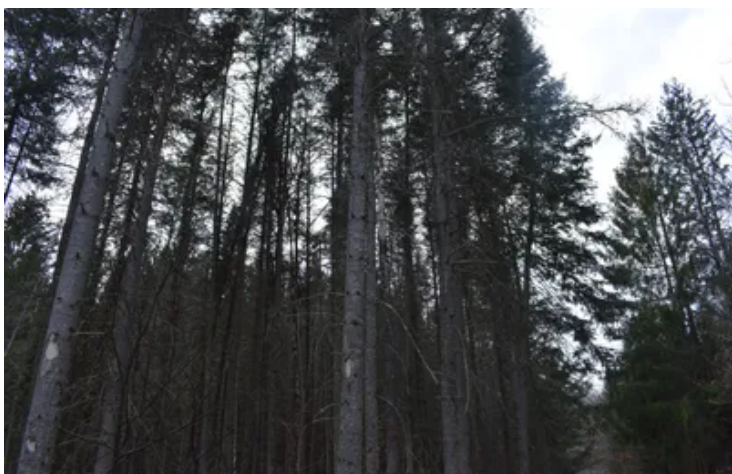
There are a number of locations for a home or camp here and all with good access and relatively level building sites. There is certainly plenty of room for multiple campers here as well if that is more your style.

A small intermittent stream flows through the property adding an important water source for the wildlife here.

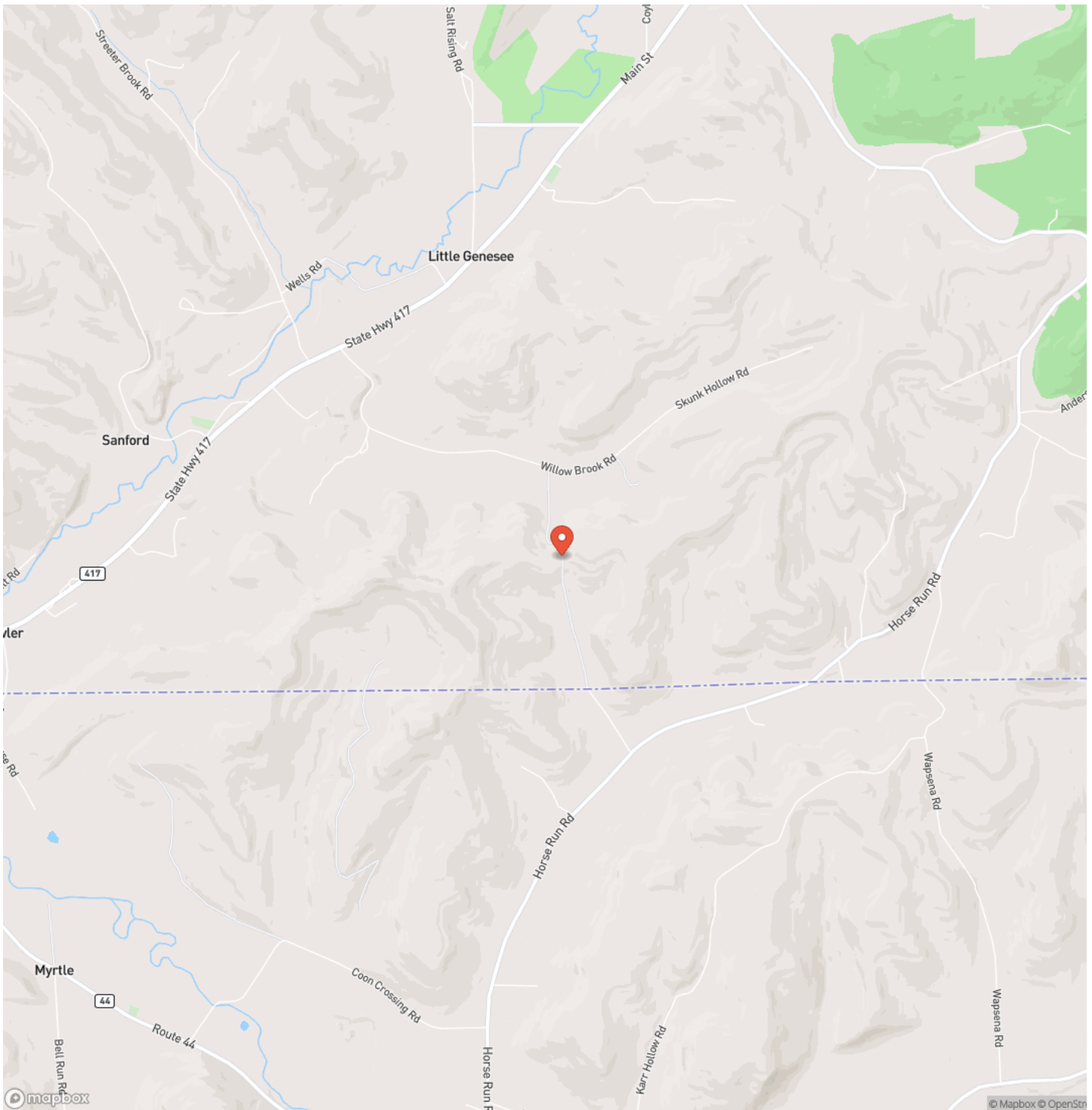
The timber rights will transfer here. The current owner does not own the oil, gas or mineral rights as they were reserved by others previously. There is an existing gas pipeline on the property. No other signs of oil or gas activity were noted at the time of listing.

Excellent fishing is available nearby on Little Genesee Creek for rainbow and brown trout as well as smallmouth bass. It is also only minutes to either Shinglehouse, PA or Bolivar, NY for all the necessities.

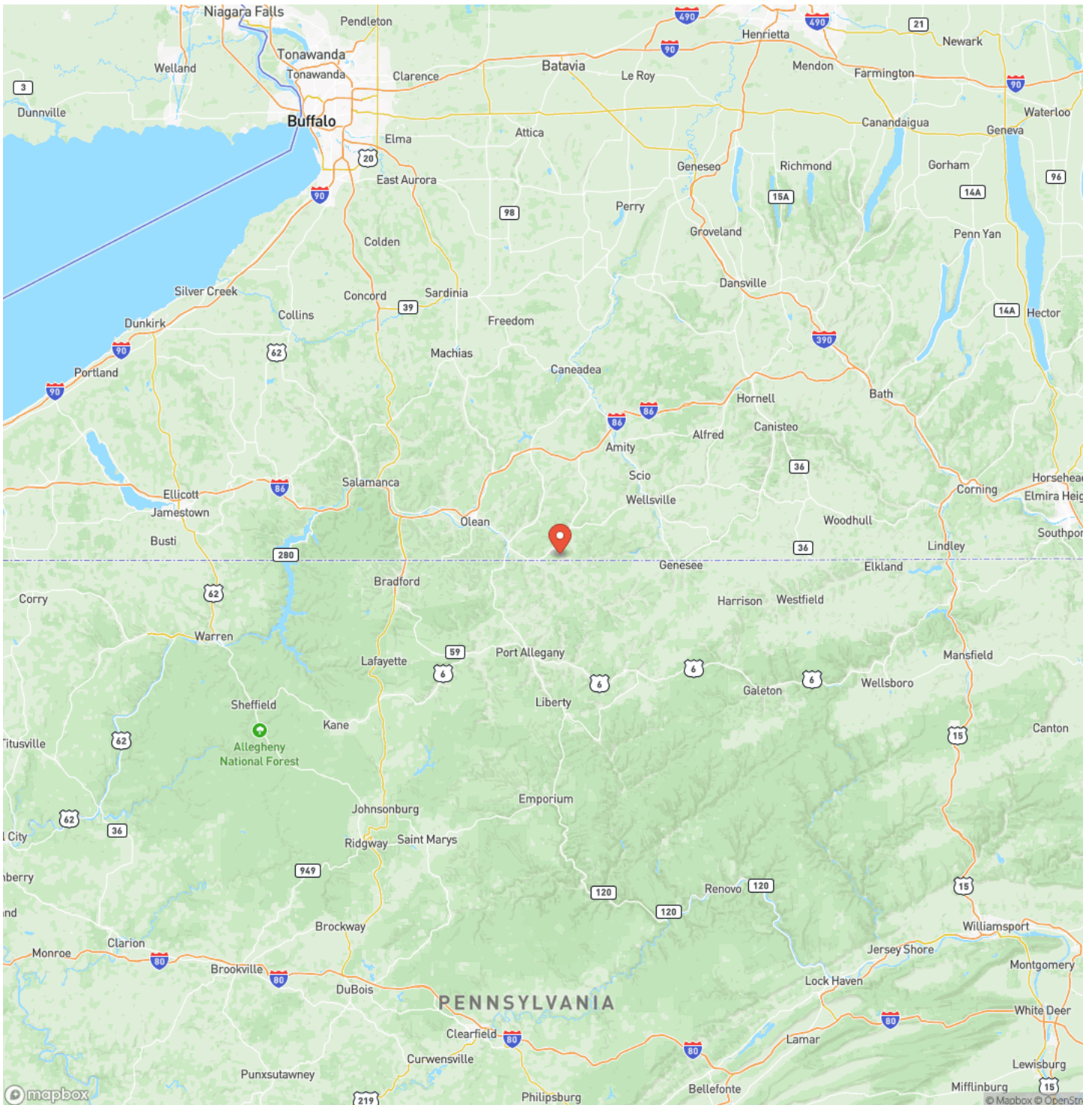
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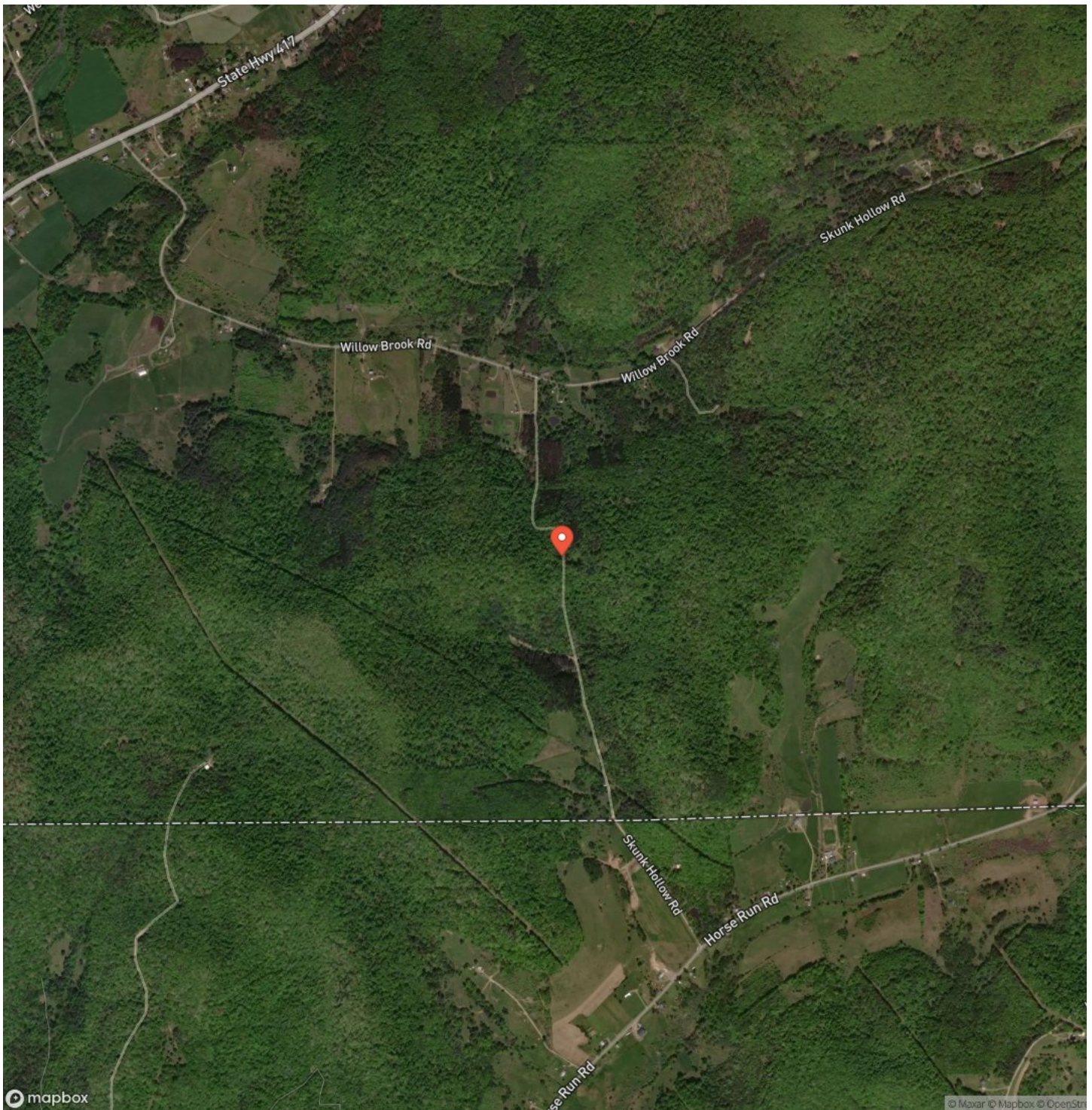
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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