

Sunset Hunt & Fish
Sunset Hill
Franklinville, NY 14101

\$225,000
101.450± Acres
Cattaraugus County



Sunset Hunt & Fish
Franklinville, NY / Cattaraugus County

SUMMARY

Address

Sunset Hill

City, State Zip

Franklinville, NY 14101

County

Cattaraugus County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.3543 / -78.5619

Taxes (Annually)

2110

Acreage

101.450

Price

\$225,000

Property Website

<https://www.landleader.com/property/sunset-hunt-fish-cattaraugus-new-york/50497>



PROPERTY DESCRIPTION

This property offers multiple building sites with terrific views of the valley to the south. The combination of open and brushy cover along with both young and more mature hardwoods is feeding and holding deer as evidenced by the abundant trails, rubs and scrapes throughout the property. Add to this the beautiful 10 acre pond that is fully accessible for fishing, canoeing or kayaking, duck and goose hunting and you have a rare opportunity to own a true multi-species hunting property.

The building site locations are on high, dry ground with great views and plenty of room to build a home, camp, second home or just pull in a camper or multiple campers. Sit and watch the deer as they wander feeding through the brushy and open areas and listen to and watch the ducks on the pond as they fly in and out and have their constant chatter.

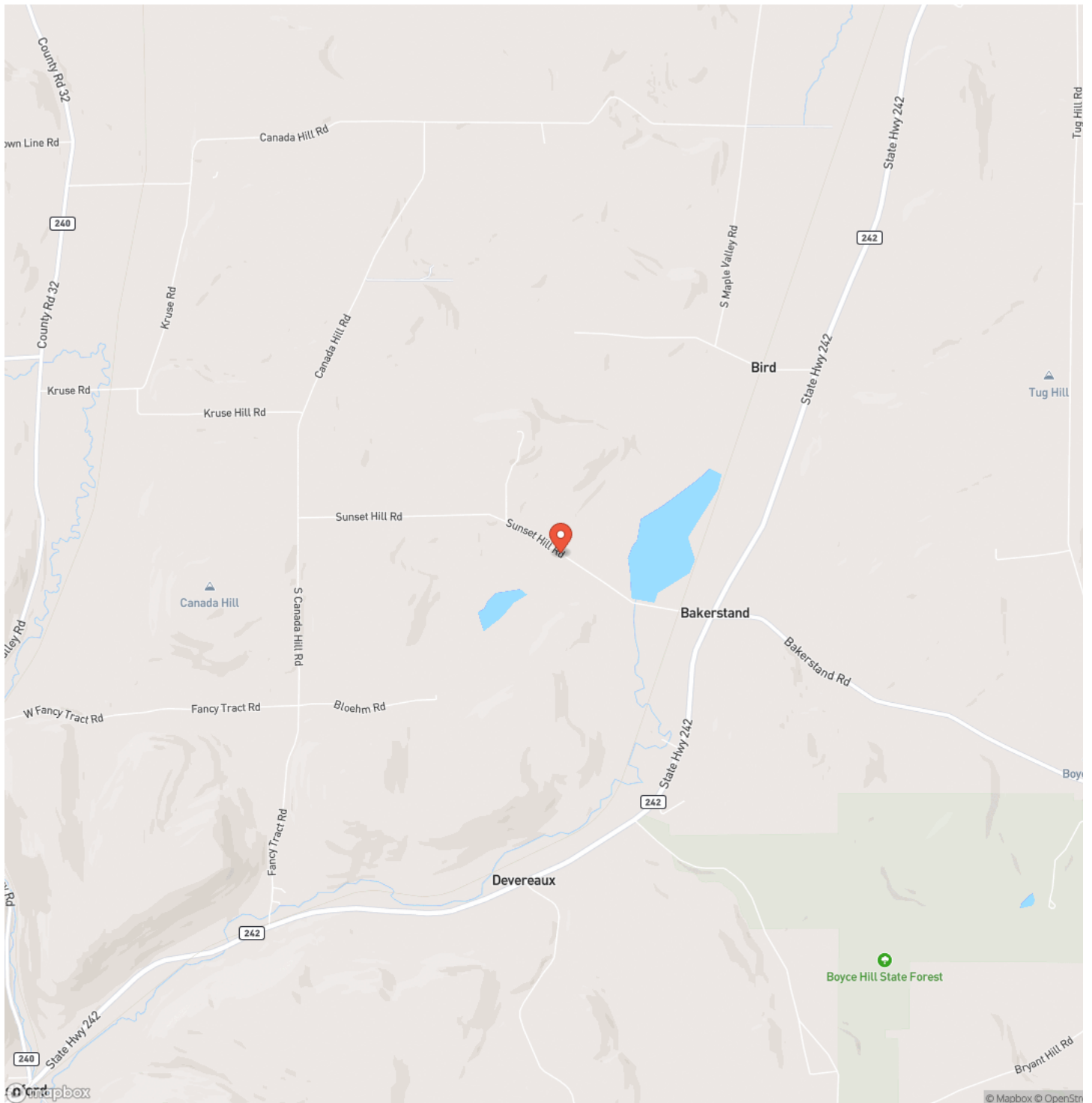
The property is ideally located only 1.5 miles from NYS Land for additional hunting, hiking and outdoor activities as well as being within 9 miles of Holiday Valley for skiing/snowboarding/tubing and Ellicottville for all the amenities and activities this area has to offer.

The property has approximately 2,900 feet of road frontage on Sunset Hill Road and electric is available at the road front. Sunset Hill Road is marked as a seasonal use road.

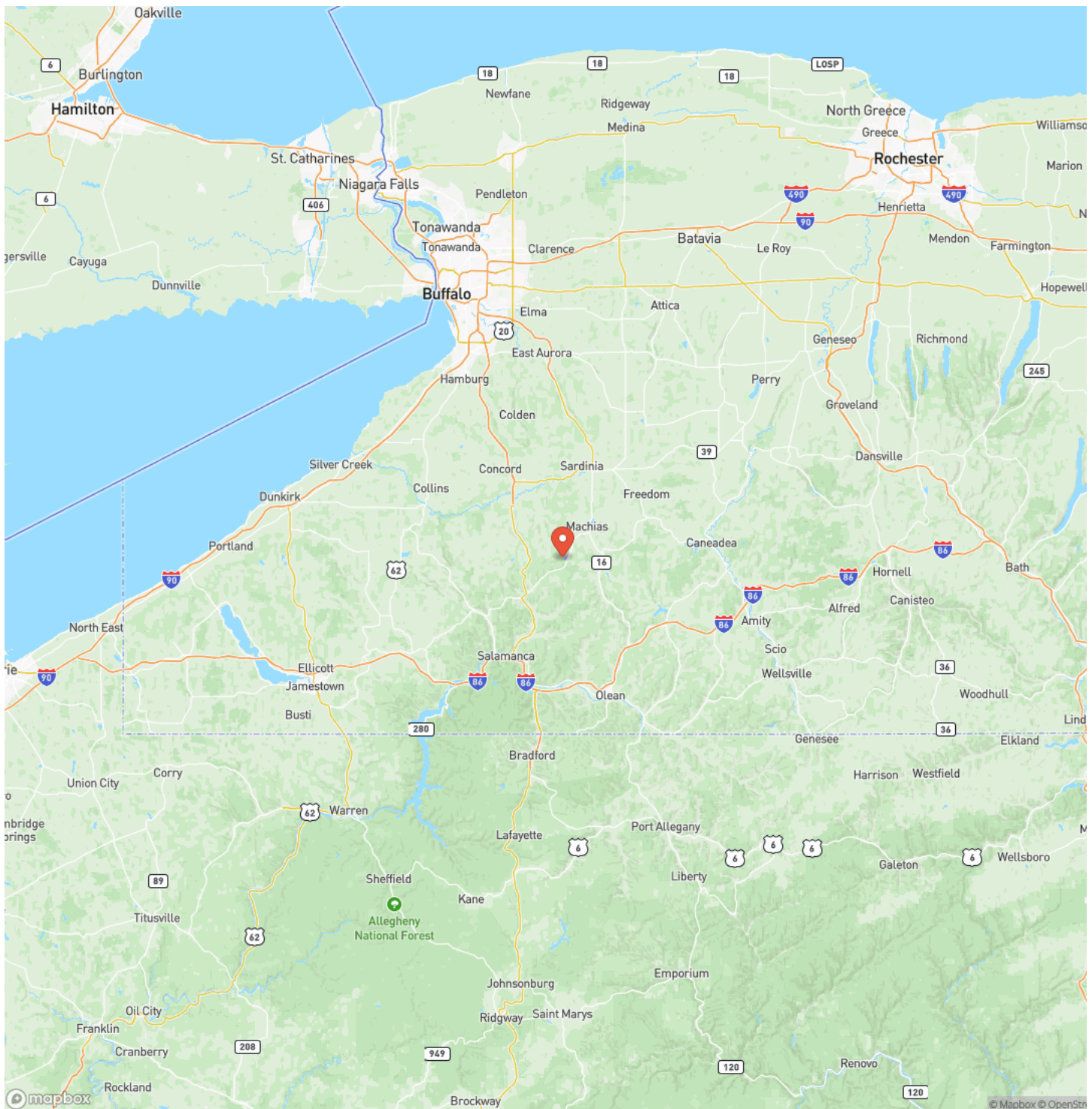
Sunset Hunt & Fish
Franklinville, NY / Cattaraugus County



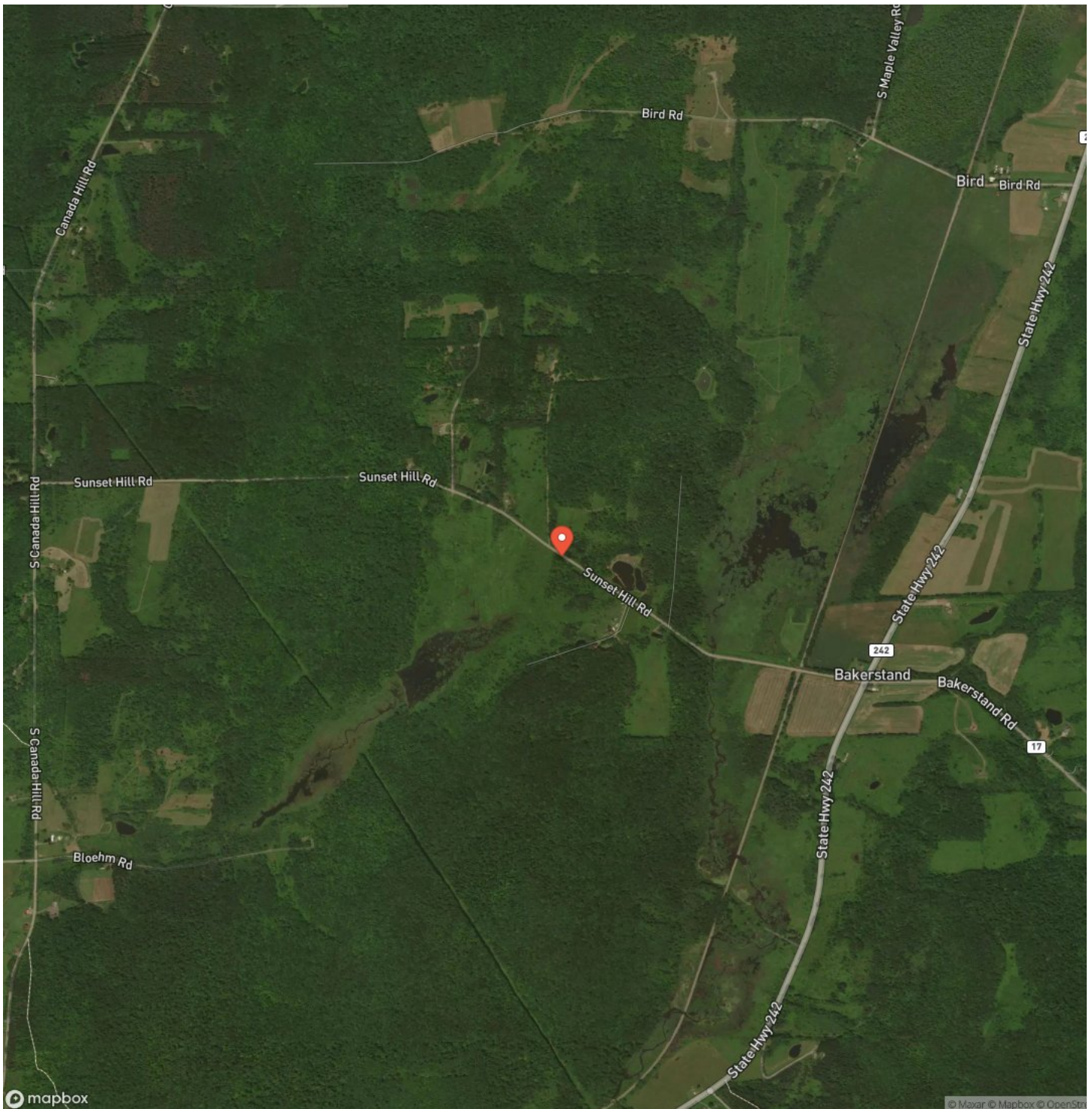
Locator Map



Locator Map



Satellite Map



Sunset Hunt & Fish

Franklinville, NY / Cattaraugus County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bullard

Mobile

(716) 499-5608

Office

(716) 962-9935

Email

bbullard@timberlandrealty.net

Address

1890 East Main Street

City / State / Zip

Falconer, NY 14733

NOTES

[illegible]

MORE INFO ONLINE:

TimberlandRealty.net

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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's 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 relationship 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.



Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net

