

Little Genesee Hunt & Fish
Route 417
Little Genesee, NY 14754

\$265,000
137.970± Acres
Allegany County



Little Genesee Hunt & Fish
Little Genesee, NY / Allegany County

SUMMARY

Address

Route 417

City, State Zip

Little Genesee, NY 14754

County

Allegany County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.0088 / -78.2351

Taxes (Annually)

1918

Acreage

137.970

Price

\$265,000

Property Website

<https://www.landleader.com/property/little-genesee-hunt-fish-allegany-new-york/53035>



PROPERTY DESCRIPTION

This property has an excellent mix of hardwoods, pines, hemlock and larch creating an endless amount of quality habitat for deer, turkey, grouse, bear and more. The terrain features are gentle, rolling topography that is easily traversed on foot, ATV or side by side. The topography coupled with the multiple drainages on the property create many pinch points funneling deer to your new tree stand locations.

The hardwoods are dominated by hard maple, red oak, soft maple, some white oak, hickory, beech, basswood and more. This is a nice young forest with some timber primarily in the small to medium sawtimber size class. Some much larger oaks dot the landscape creating abundant feed for the deer whose sign is abundant everywhere on the property.

Multiple springs are found on the property too which are benefiting the turkey and other wildlife populations here. There is also a spring house by the road front and the neighboring home has the right to use water from the spring and repair any lines by deed.

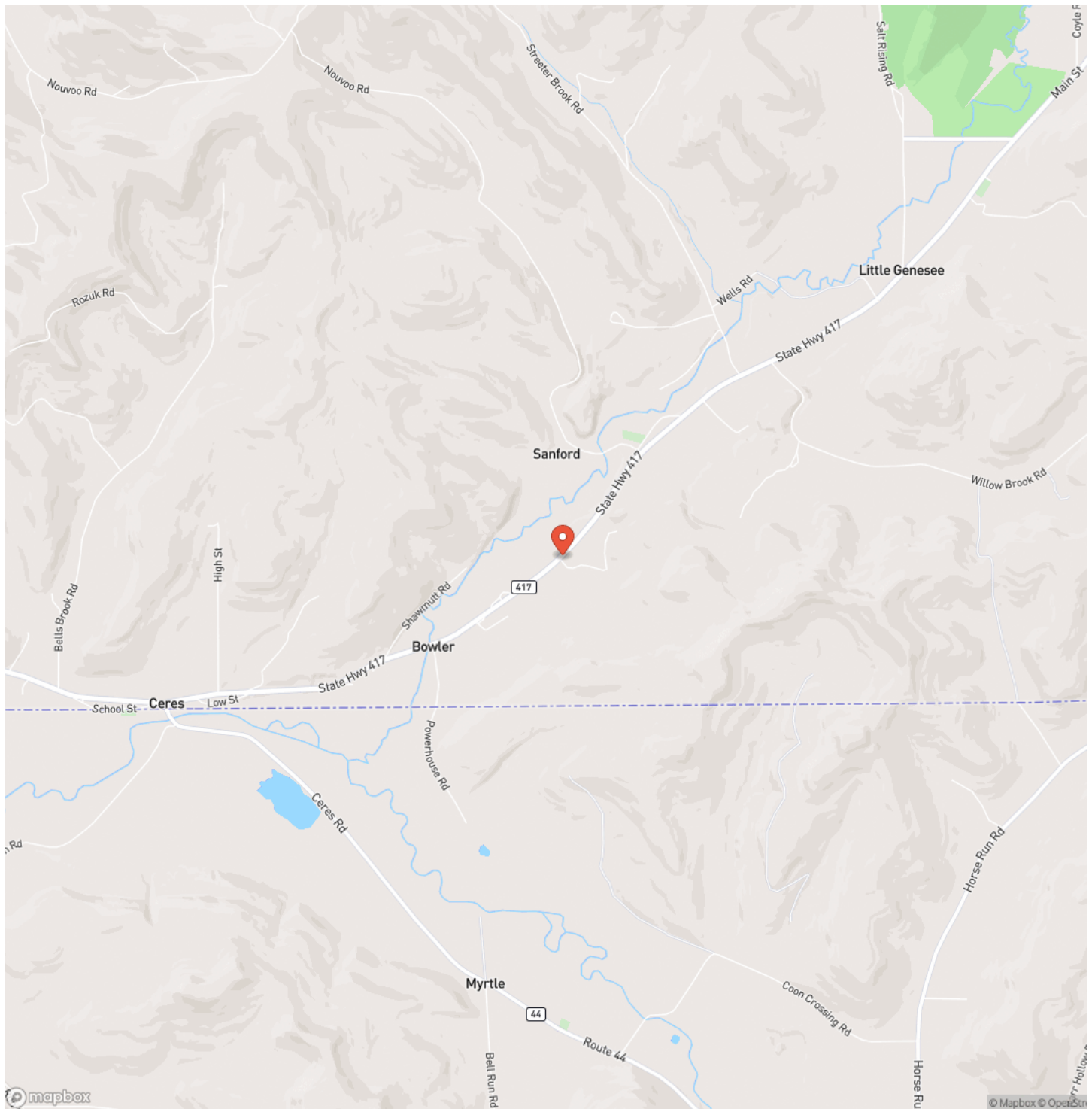
An excellent network of roads and trails exists throughout the property for hiking, hunting ATV's and side by side use. All trails are in good shape and ready for use.

There is a small stream that flows through the northeast corner of the property. This stream empties into Little Genesee Creek which is stocked annually with brown trout and is accessed right across the road from the property!

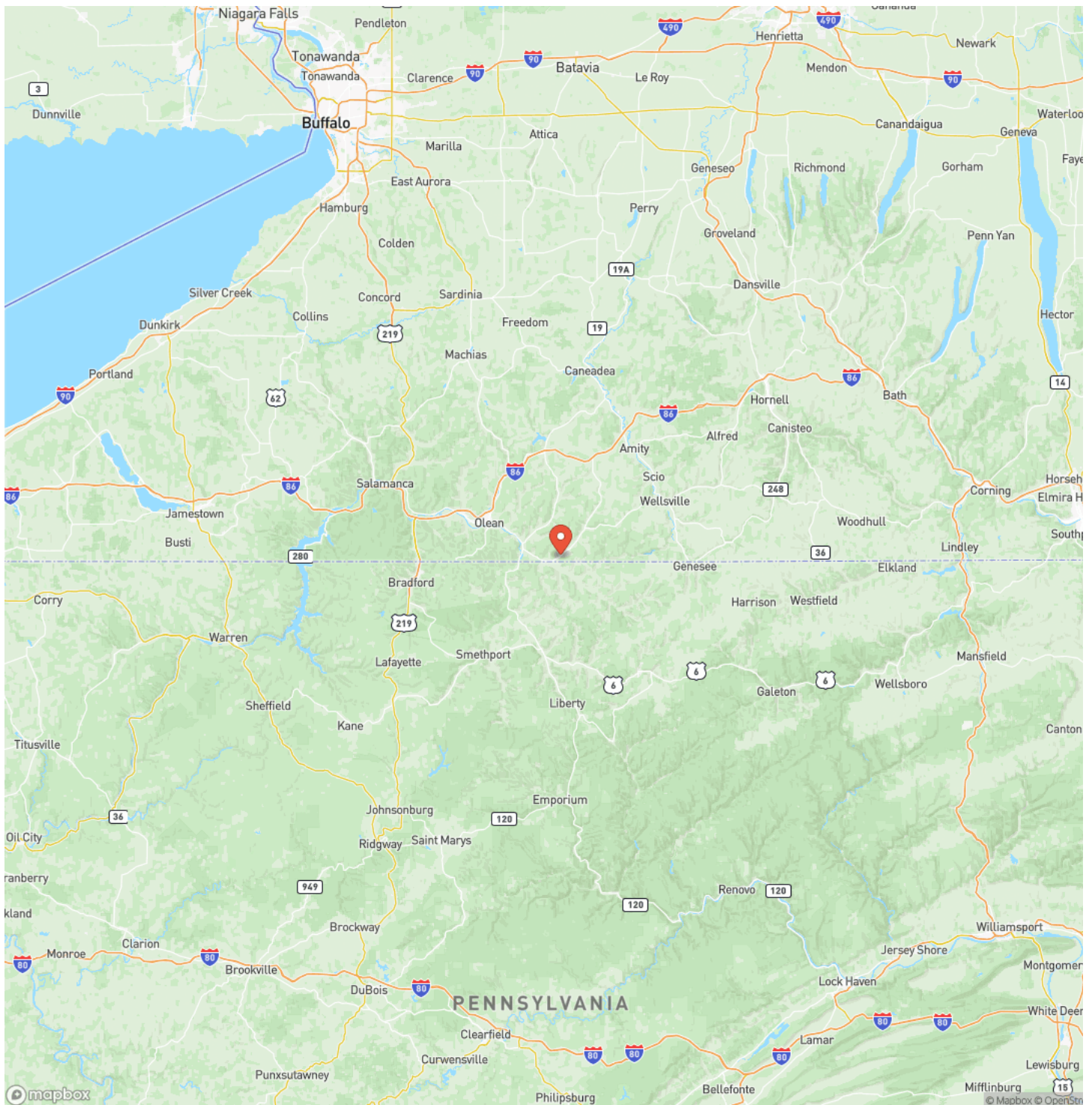
The sellers will transfer all timber rights and all oil, gas and mineral rights owned by them.



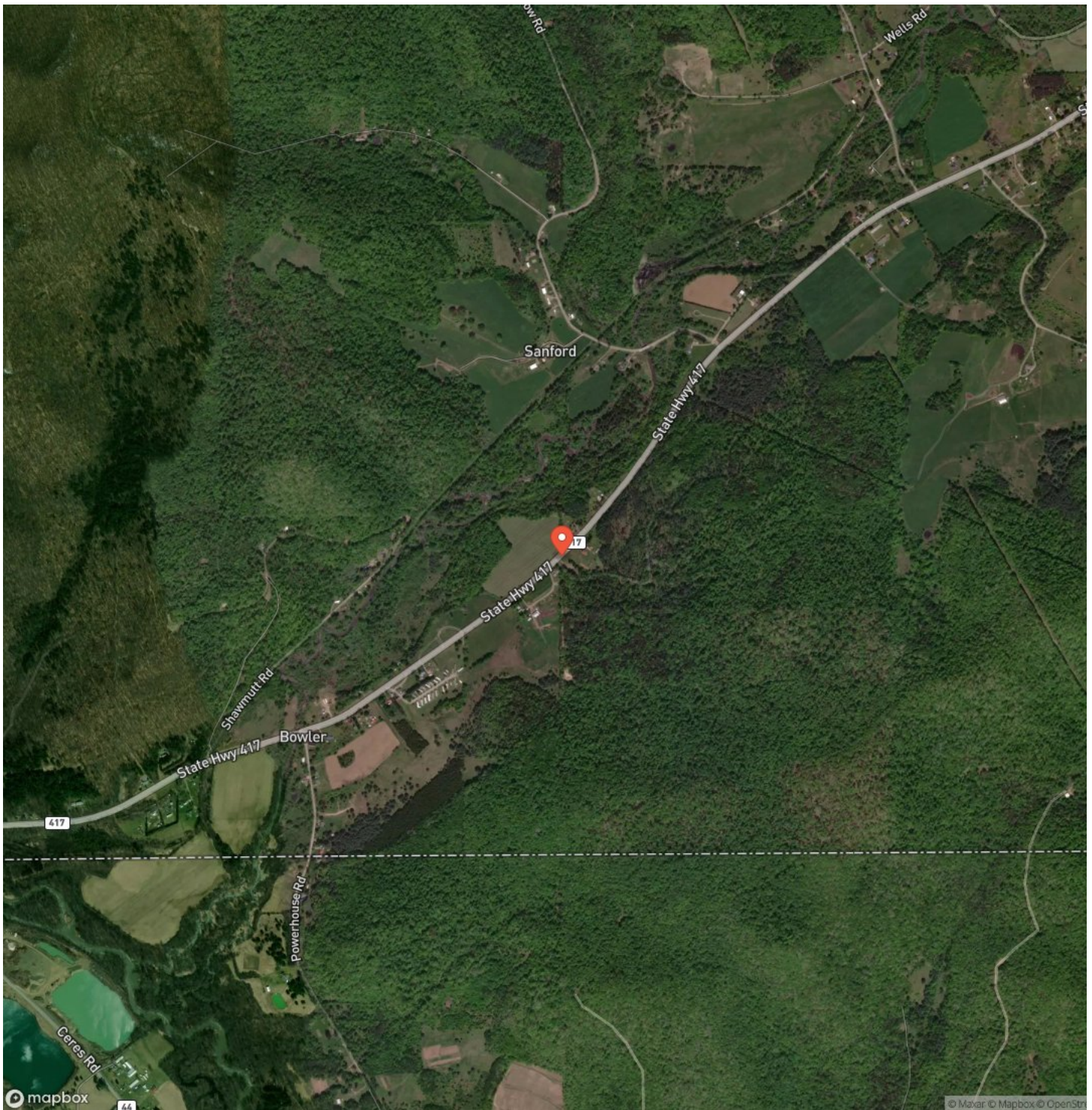
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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