

Jackson Hill Gem
Jackson Hill Road
Cuba, NY 14727

\$67,900
21.760± Acres
Allegany County



Jackson Hill Gem
Cuba, NY / Allegany County

SUMMARY

Address

Jackson Hill Road

City, State Zip

Cuba, NY 14727

County

Allegany County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.2433 / -78.2475

Acreage

21.760

Price

\$67,900

Property Website

<https://www.landleader.com/property/jackson-hill-gem-allegany-new-york/57802>



PROPERTY DESCRIPTION

The property has a long gravel driveway from the highway leading to the main forested property at the top of the hill. This is an easy walk or drive right into the main portion of the property. From here, there is a nice view to the south and west which would make a great spot for a future home or camp.

The forest has been managed for timber for decades and is a nice stand in great shape with no logging occurring here since 2002. The primary species are hard maple, soft maple, hickory, white ash and beech. The mix of mast producing species is helping to attract and hold deer here as evidenced by the abundance of trails, rubs and old scrapes found throughout the property.

The internal trail system is ideal for hiking, hunting and ATV'ing. This is a fairly secluded location where it is easy to enjoy a quiet hike on the trails and encounter the resident wildlife. In addition, the area snowmobile trail system currently utilizes the access road into this property as part of the trail system. This is a voluntary program and can be canceled or adjusted by the next owner of this property.

The property is currently leased for hunting which will be canceled once the property is sold. Posted signs on the property will bear the name of the lessee and not the landowner.

The property has approximately 65.9 feet of road frontage on Jackson Hill Road and electric is available at the road front.

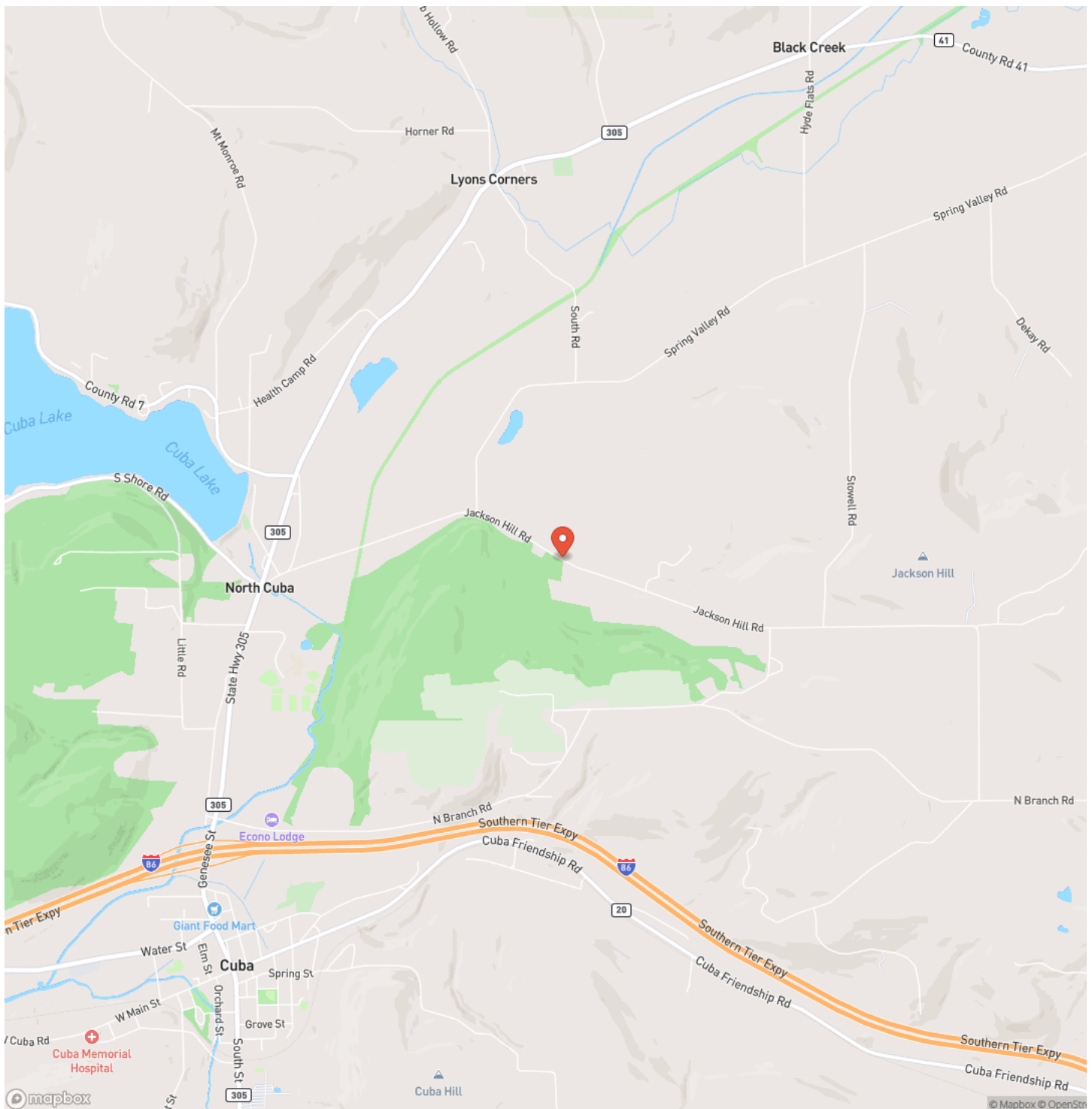
The Seller owns the oil, gas and mineral rights and will transfer them to the new owner. There are no oil or gas leases currently affecting the property.



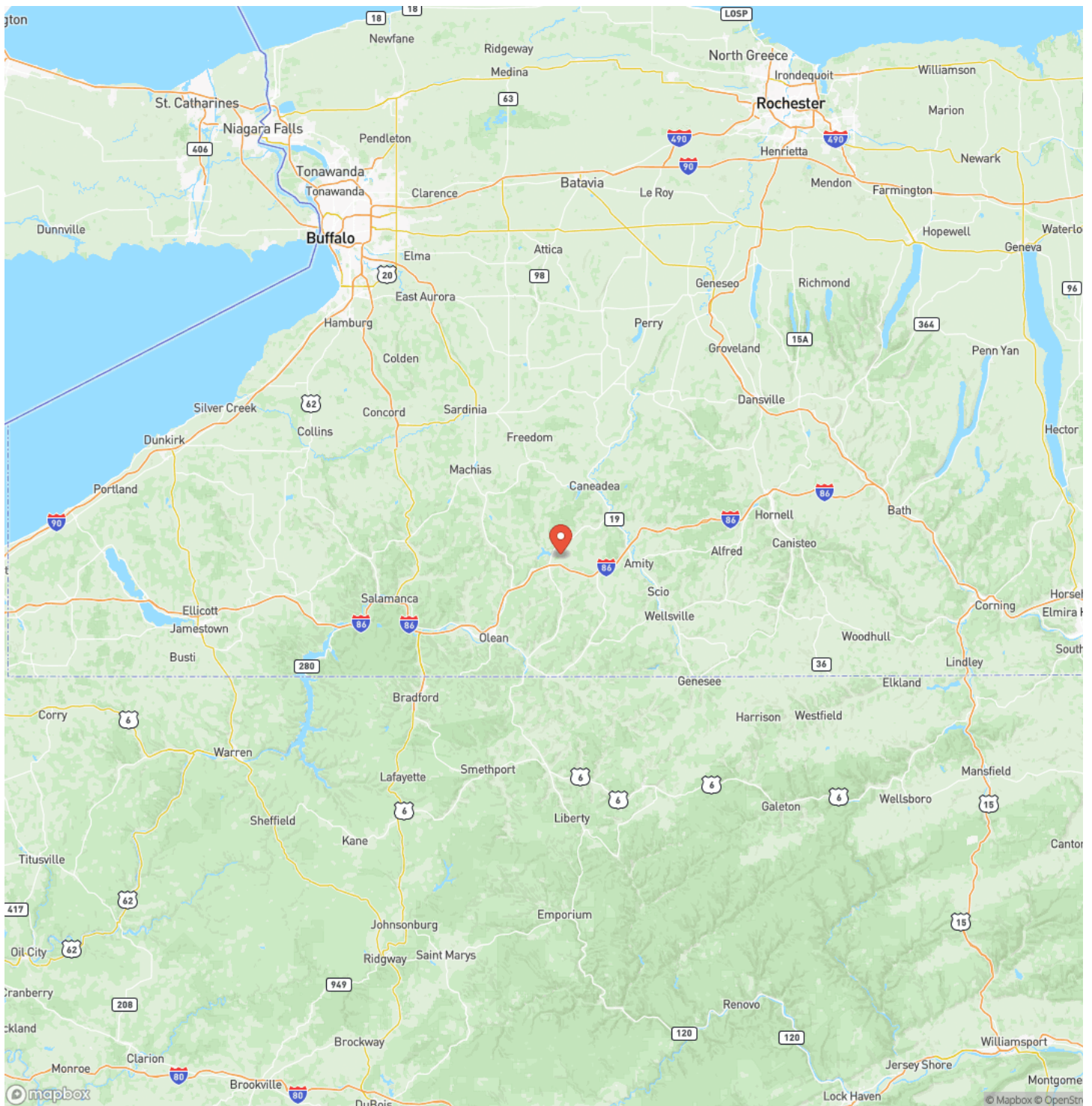
Jackson Hill Gem
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Locator Map



Locator Map



Satellite Map



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

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DISCLAIMERS

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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'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

