

**Wait(e) For It**  
**Sawmill Run Road**  
**Little Valley, NY 14755**

**\$115,000**  
**20.500± Acres**  
**Cattaraugus County**





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**Little Valley, NY / Cattaraugus County**

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**SUMMARY**

**Address**

Sawmill Run Road

**City, State Zip**

Little Valley, NY 14755

**County**

Cattaraugus County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

42.178 / -78.8671

**Taxes (Annually)**

785

**Acreage**

20.500

**Price**

\$115,000

**Property Website**

<https://www.landleader.com/property/wait-e-for-it-cattaraugus-new-york/61225>



**PROPERTY DESCRIPTION**

There is a well developed driveway at the road front leading to a small clearing that has been used as a log landing for past timber harvesting over the decades on this property. The property has been held within the timber industry for many decades and has a solid history of growing quality timber on this relatively small acreage.

The tract is completely forested beyond the old log landing and is comprised of hard maple, soft maple, cherry and red oak as the dominant tree species along with beech, birch, some hemlock and others. There is a nice timber stocking in here now and the stand could be thinned at any time helping to offset the initial purchase price.

The internal trails make it easy to access the property for hunting, hiking and ATV'ing. There is abundant deer sign throughout the tract with rubs and scrapes evident as well as turkey scratching on the forest floor in many parts of the property. This is also bear country so you might encounter one during hunting season if you are lucky!

The property is only about 2.5 miles from Bucktooth State Forest where another 1,700 acres of public land is available for your hunting and hiking needs. It is also only a 25-30 minute drive to Holiday Valley Resort for downhill skiing, cross-country skiing, tubing, golf, Sky High Mountain Coaster, Canopy Tours and much more! Excellent fishing, canoeing and kayaking is available on the Allegheny River which is within 6 miles of here too!

All timber rights transfer. Oil, gas and mineral rights are not owned and do not transfer.

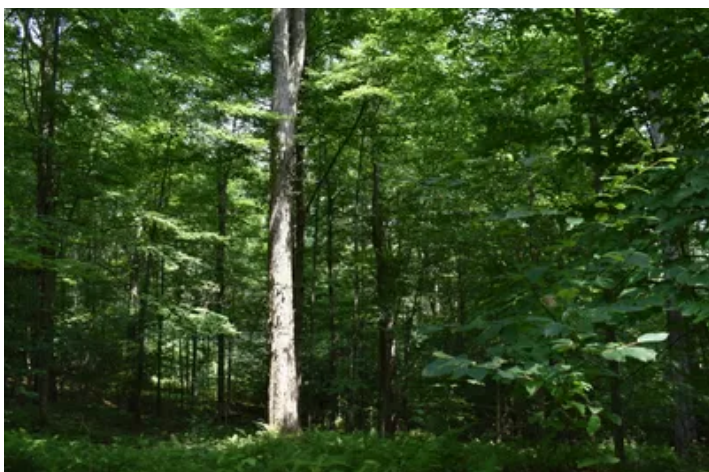
The property has approximately 350 feet of road frontage on Sawmill Run Road and electric is available at the road front.





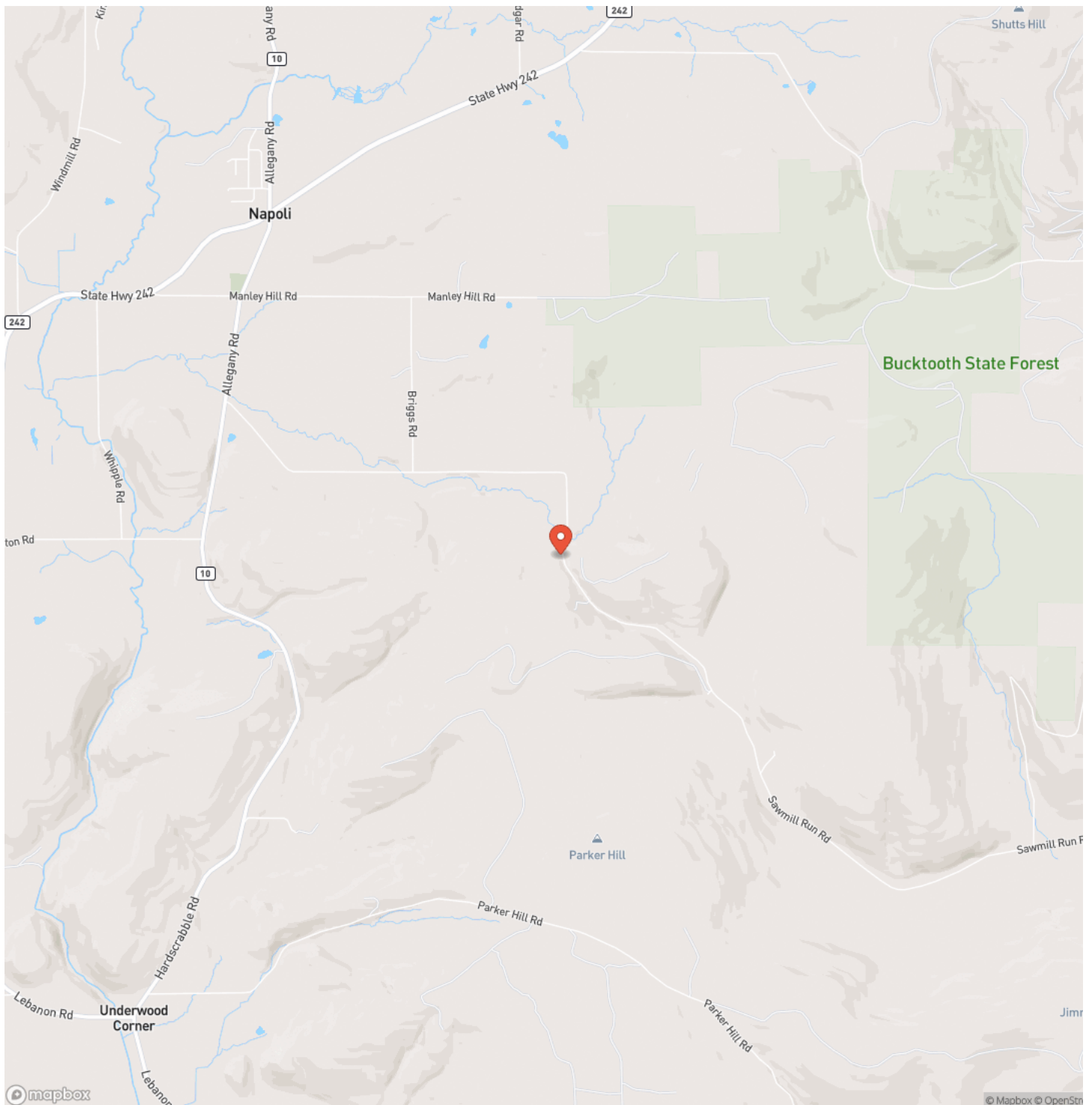
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## Locator Map

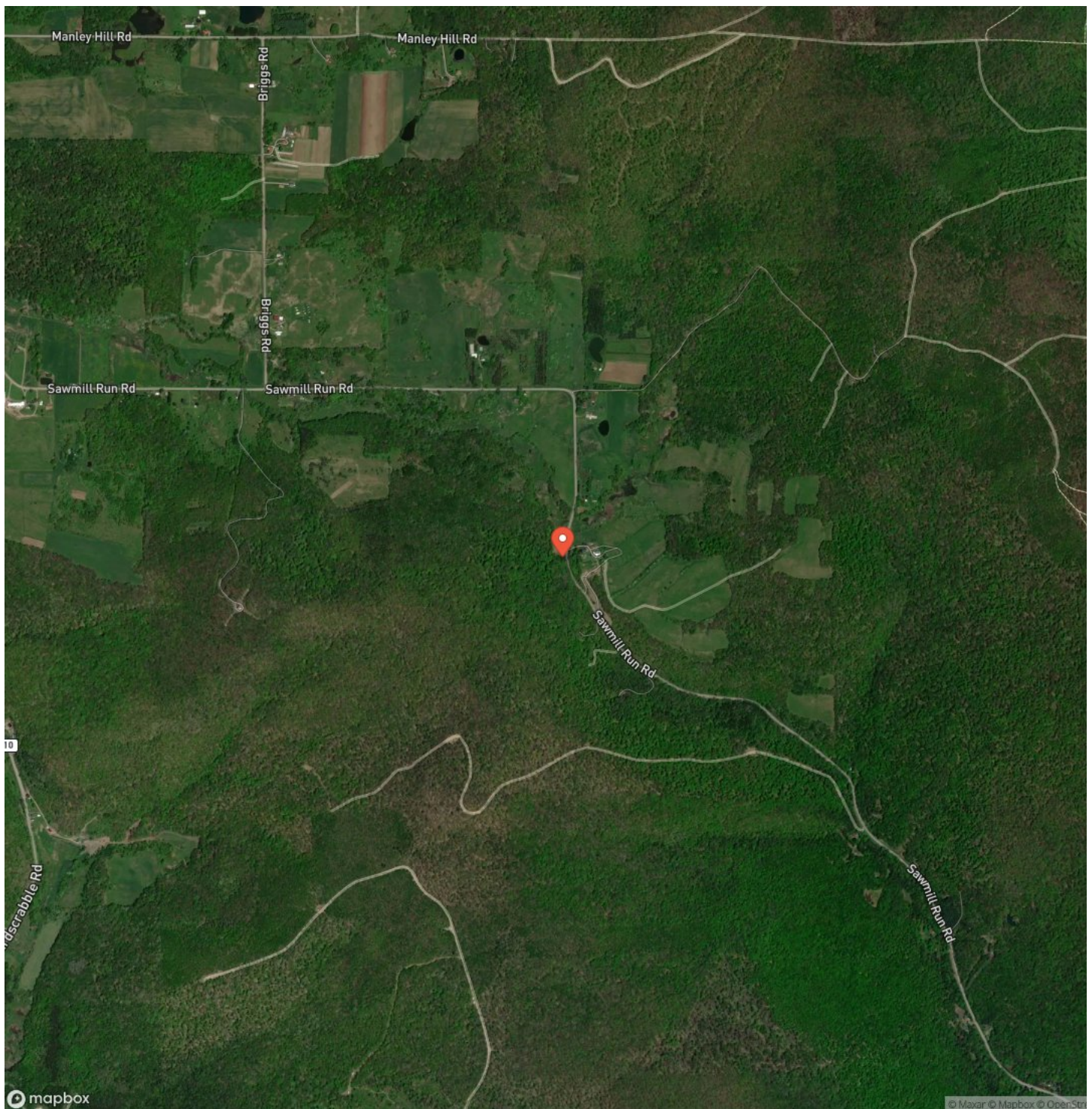


## Locator Map





## Satellite Map



## Wait(e) For It

### Little Valley, 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

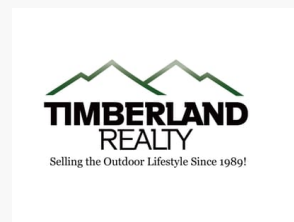
## NOTES

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**MORE INFO ONLINE:**

**TimberlandRealty.net**



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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.





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