

Lyman Brook Forest
11565 Ernst Road
Ava, NY 13303

\$534,000
356.400± Acres
Oneida County



**Lyman Brook Forest
Ava, NY / Oneida County**

SUMMARY

Address

11565 Ernst Road

City, State Zip

Ava, NY 13303

County

Oneida County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

43.425925 / -75.507379

Taxes (Annually)

3376

Acreage

356.400

Price

\$534,000

Property Website

<https://www.landleader.com/property/lyman-brook-forest-oneida-new-york/61235>



PROPERTY DESCRIPTION

If you are an outdoor enthusiast that desires privacy and the opportunity to fully engage with nature, this property may be perfect for you! This large southern Tug Hill acreage, (~356 acres), with structures and remnants of an 1850's era farmstead, tells the story of a long-past, rural lifestyle.

The ~1,800 sf, 4 bedroom, 2 story, farmhouse with attached shed (now considered a cabin or camp) was abandoned for years. The structure was partially restored by Amish families who have been leasing the premises for the last few years. At the present time, the steel roof sheds snow and water, the asphalt shingled siding has preserved the wood beneath for decades and the flat stone foundation has served its purpose for almost 175 years. The ~15' deep, dug well (believed to be original), still provides a source of cold, fresh water. The septic system has not been used in years and its condition unknown. There is currently no usable plumbing or electric within the dwelling. A public, electric utility pole is within 150' of the cabin, the Ernst Road is maintained year-round by the Town and all rights transfer to the new owner.

The chicken coop, fencing, privy, and all the furniture, cupboards, heating appliances, hand water pump and piping, drapes, curtains, kitchen floor linoleum, small metal chimney pipe and personal items will be removed when the current lessees leave the premises early this fall.

I truly enjoy walking these woods! There is so much to be discovered, especially with the addition of 115 acres to the north in Lewis County and the adjacent Cottrell State Forest, including detached Forest Preserve Land (see the attached description of the Cottrell SF). Land characteristics include a diversity of; open fields, pastures returning to forest, and young, middle aged and mature forest vegetation which attracts a wide variety of wildlife species.

Stone fences and rock piles found along the boundaries and throughout the interior of the property, are evidence of a time when clearing the land was the top priority in order to plant crops and graze beef and dairy cows. Farming was a livelihood as well as a means of survival. The fields would have been full of fruits, vegetables, hay, and grain crops, to be preserved and stored in the fieldstone cellar beneath the house, or stowed away in the barn for livestock in preparation for the long Tug Hill winters.

Lyman Brook, a Class A protected trout stream, originates from lands to the north, flowing south through the Cottrell State Forest before reaching the northern boundary of the property. The Brook continues south through an area designated as a Freshwater Wetland, traversing the property between hogsback eskers, and slowing to rest in a series of beaver ponds before exiting across the southern boundary. Brook trout are certain to be found in these cool, clear waters.

There is a desirable mix of sawtimber tree species present that could provide a future owner with immediate and future income if managed wisely. Some mature timber was harvested over 20 years ago. A forest improvement cutting performed at this time would be good for future sawtimber development and generate income. Remaining skid roads make excellent x-country skiing, snow-shoeing, hiking and ATV trails. The predominant hardwood sawtimber species found on the property include: black cherry, hard & soft maple, yellow birch, white ash, basswood, beech, and aspen. Other tree species present include: butternut, apple, hophornbeam, elm, hemlock, red spruce & white pine. Based on the abundance of food resources, water, cover, and physical evidence, whitetail deer, black bear, snowshoe hare, ruffed grouse, turkey, and a mixed bag of waterfowl either live on or frequent the property.

A hospital and grocery, hardware, and department stores are less than 30 minutes away in Lowville and Rome. Snowmobile and ATV trails are nearby but there is certainly enough acreage here to develop numerous trails outback, a much safer alternative for youngsters. This would be a great place for anyone that loves country life and outdoor activities and/or may consider building a new home or restoring the old one and living off their land. Imagination may be your only limitation when trying to decide what to do with this wonderfully diverse property!

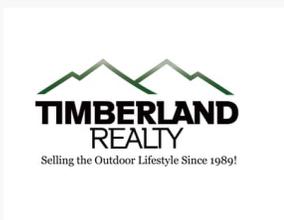
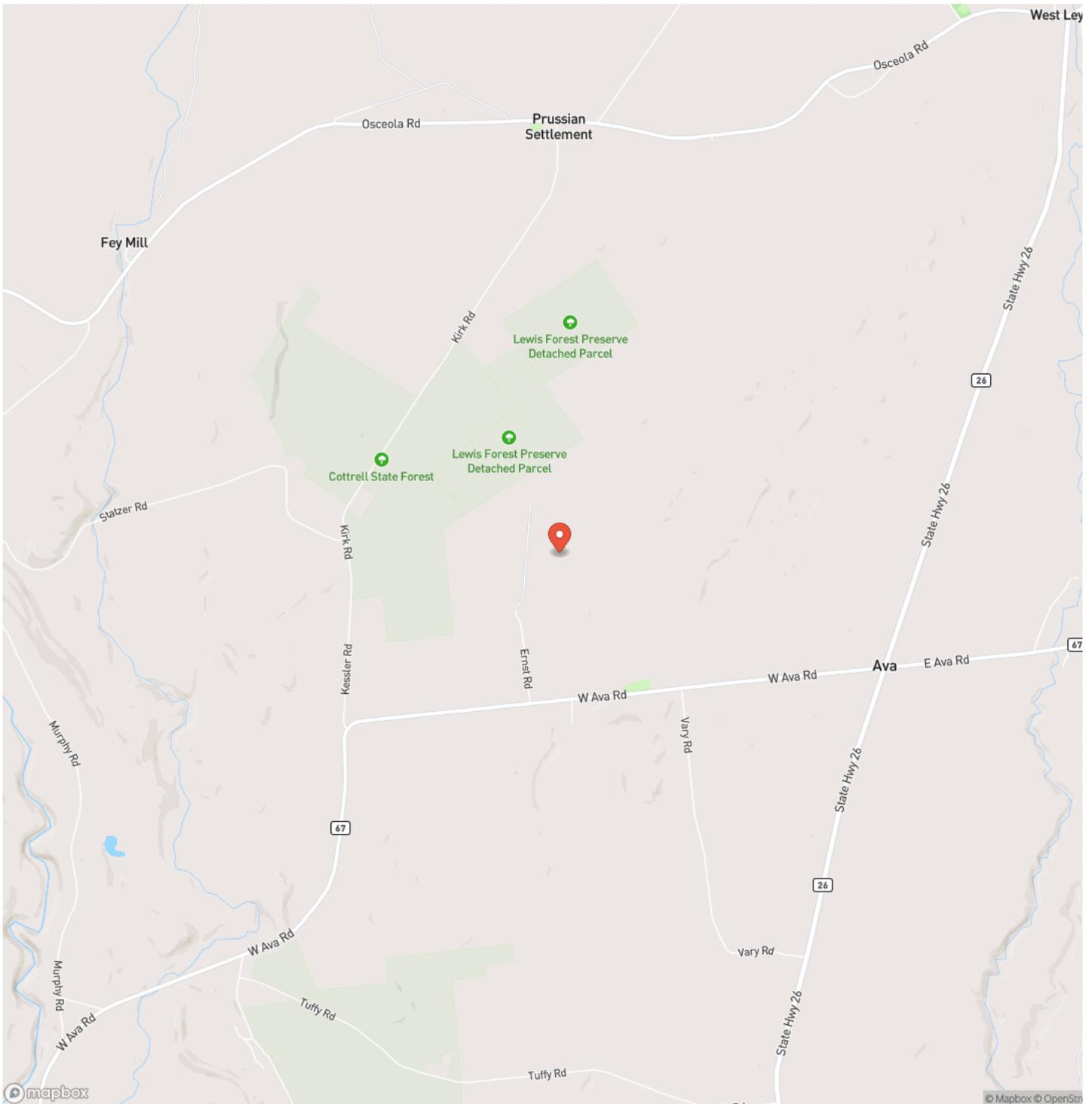
People from all over come to Lewis and Oneida Counties for their great outdoor attractions, rural atmosphere, and friendly, welcoming residents. It may be here that you find the true meaning of rest and relaxation!



Lyman Brook Forest
Ava, NY / Oneida County



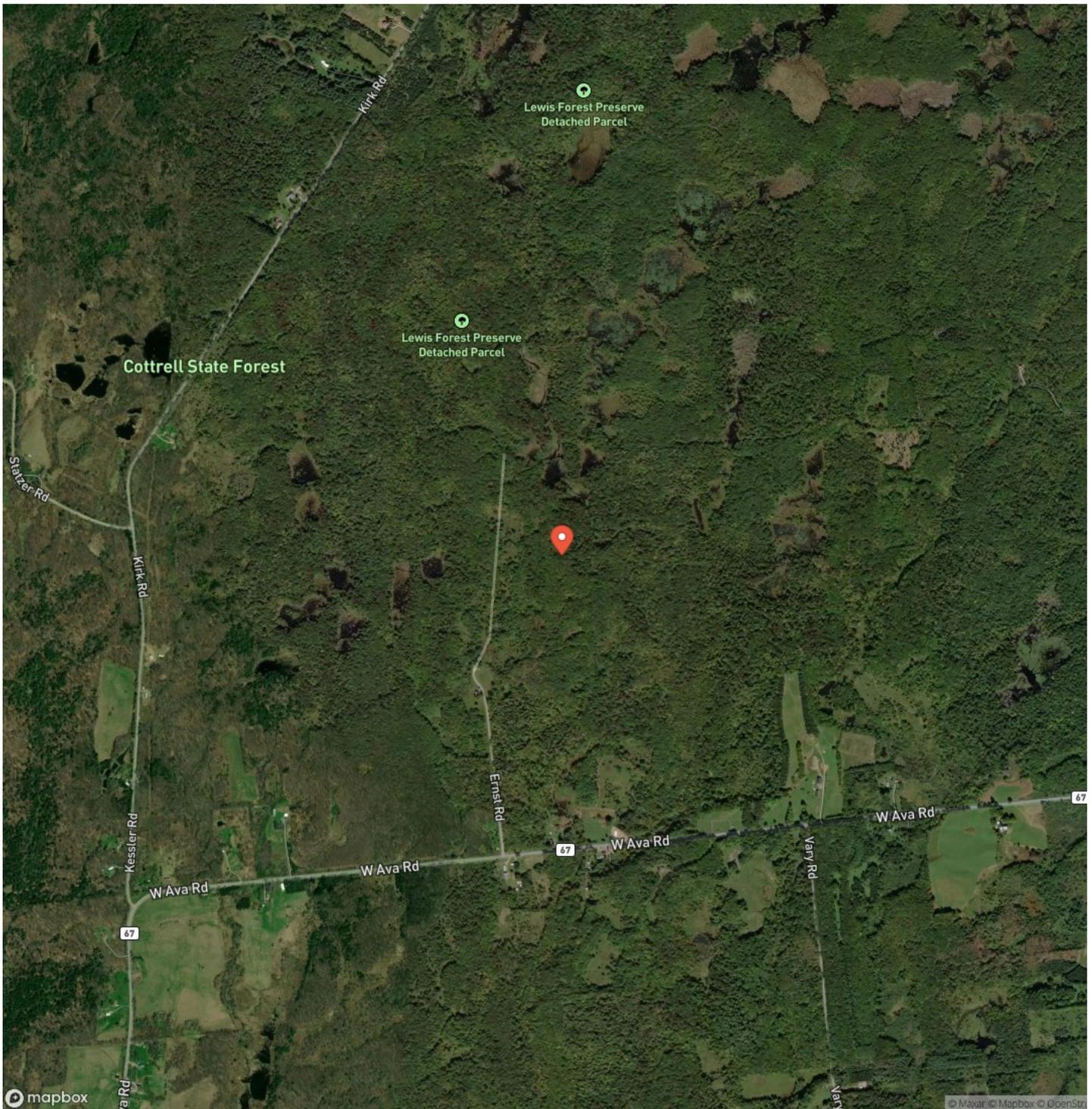
Locator Map



Locator Map



Satellite Map



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



MORE INFO ONLINE:
TimberlandRealty.net