

Maple Mountain
Bloye Road
Franklinville, NY 14737

\$259,000
75.800± Acres
Cattaraugus County



Maple Mountain
Franklinville, NY / Cattaraugus County

SUMMARY

Address

Bloye Road

City, State Zip

Franklinville, NY 14737

County

Cattaraugus County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

42.2607 / -78.4652

Taxes (Annually)

1806

Acreage

75.800

Price

\$259,000

Property Website

<https://www.landleader.com/property/maple-mountain-cattaraugus-new-york/67612>



Maple Mountain Franklinville, NY / Cattaraugus County

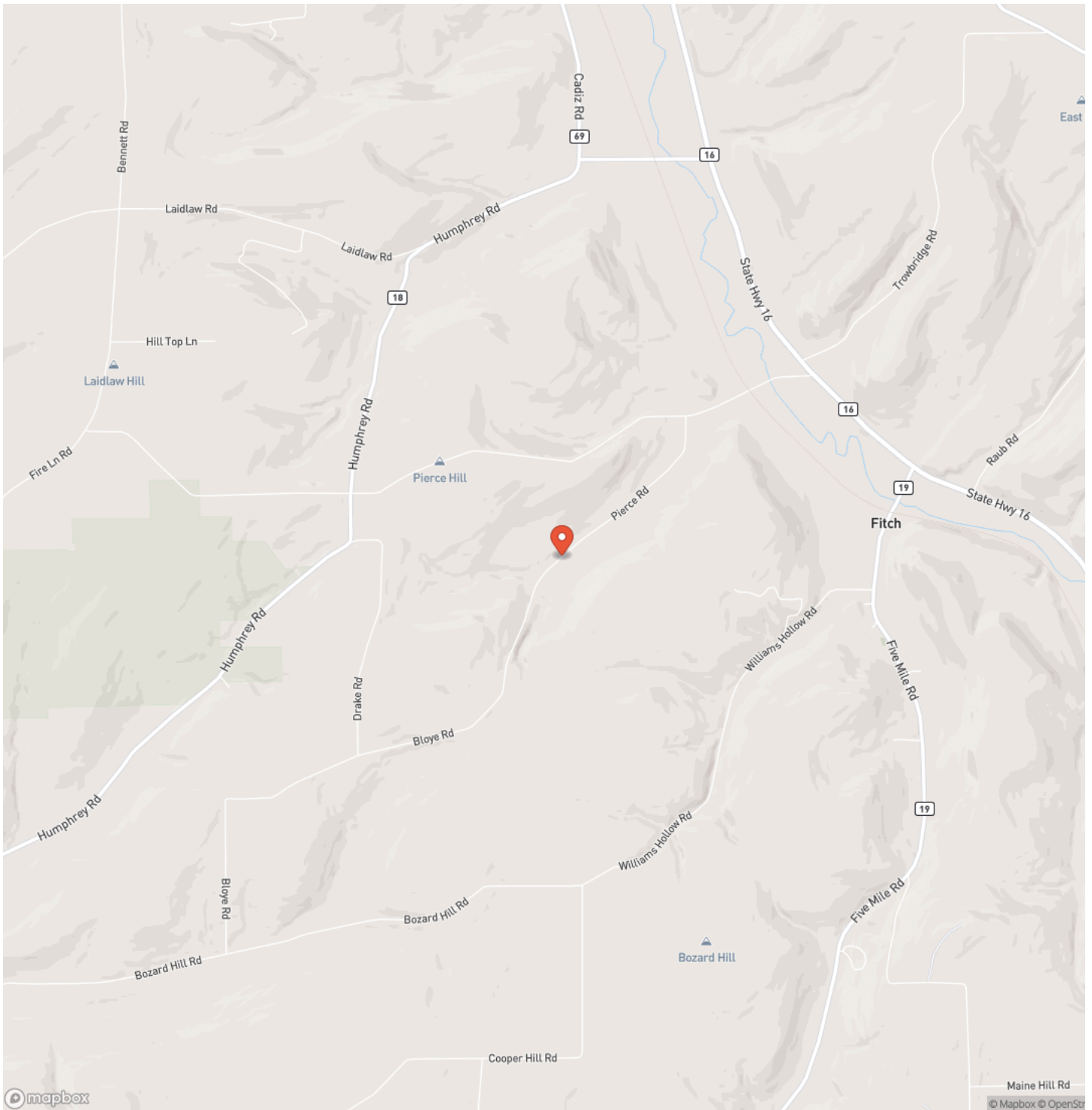
PROPERTY DESCRIPTION

This beautiful 75.8 acre property has it all! It boasts over 950 feet of road frontage, existing driveway, a nice parking area/ campsite and electric available at the road. Centrally located between Olean, Franklinville and Ellicottville, it could be the perfect place to build your get away cabin or dream home. A recent 100% timber cruise on the property suggests there to be over 250,000 board feet of timber (approximately 65% hard maple, 10% red oak, 10% cherry and soft maple, and the balance being pine, ash and hickory.) Timber Quality looks to be good and a harvest could be done at any time. The topography ranges from gently sloping near the road, fairly steep above that to the top of the hill and mostly flat on top. A well-established trail system provides excellent access throughout the property. Plenty of wildlife call this area home including small game, deer, bear, and turkey. All rights will transfer with the sale!

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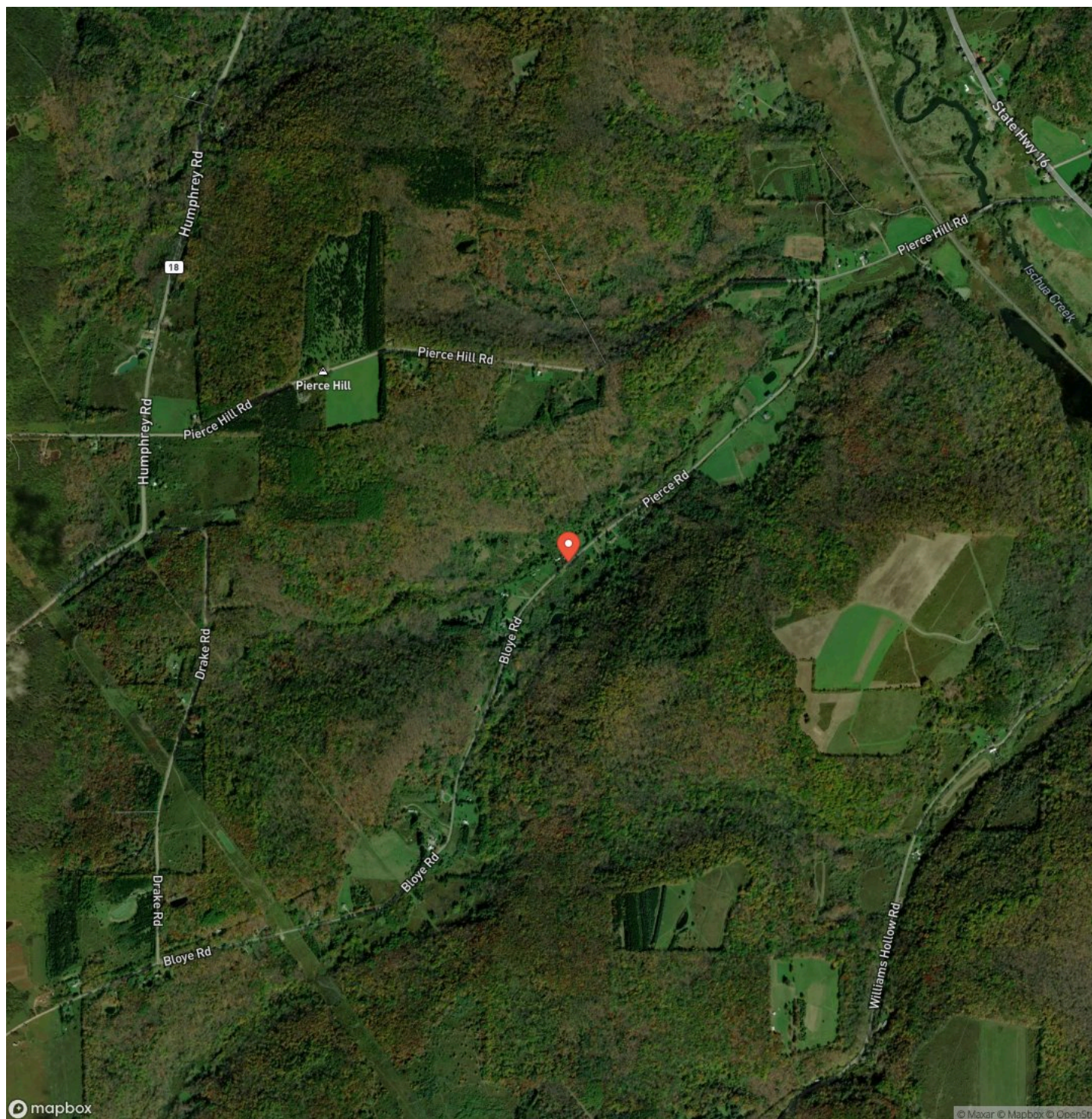
Locator Map



Locator Map



Satellite Map



Maple Mountain

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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue 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

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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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