

Hunter's Hidden Treasure
Route 39
Perrysburg, NY 14129

\$164,900
71.440± Acres
Cattaraugus County



Hunter's Hidden Treasure
Perrysburg, NY / Cattaraugus County

SUMMARY

Address

Route 39

City, State Zip

Perrysburg, NY 14129

County

Cattaraugus County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.4571 / -79.0263

Taxes (Annually)

2411

Acreage

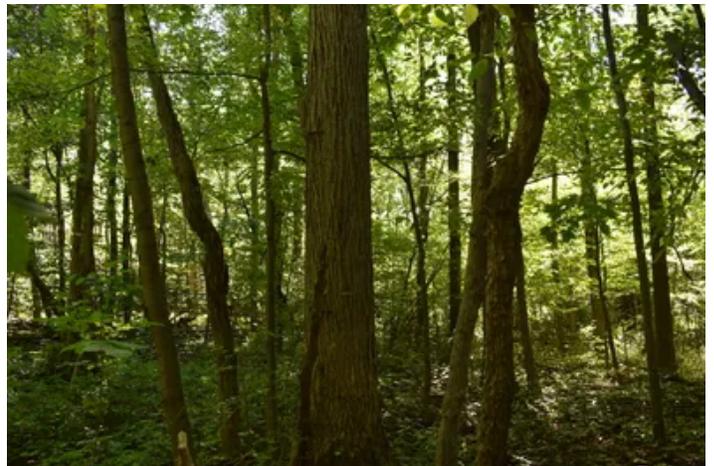
71.440

Price

\$164,900

Property Website

<https://www.landleader.com/property/hunter-s-hidden-treasure-cattaraugus-new-york/45155>



Hunter's Hidden Treasure Perrysburg, NY / Cattaraugus County

PROPERTY DESCRIPTION

This is a great opportunity to own a true hidden hunting gem that has easy terrain and great accessibility. The property consists of a 100 foot wide, wholly owned, strip of land with a good solid driveway on it that extends from the highway back about 2,800 feet to where the land expands in all directions. Along the way, you will find some small natural openings that would make great food plot locations and a great spot to pull in your camper or build your future camp. Immediately adjacent to the main woods is a nice opening that is nearly 2 acres in size and currently is being mowed. This spot is just begging for a quality food plot in this otherwise completely hidden location.

The wooded area is comprised of red oak, soft maple, hickory, beech, hemlock and more. The mast production here is definitely helping to hold the deer and turkey in this area. Deer sign is abundant as well as turkey scratchings. The Seller had a timber sale last year that was recently completed and all interior roads have been bulldozed back into shape making for great access throughout.

Since the Seller did not cut all timber on the property, there is a nice young crop of 12-16" diameter red oak, soft maple and more that have value now that will only grow over time. Other areas on the property that are pole timber stands now where no cutting was done will also increase in value over time.

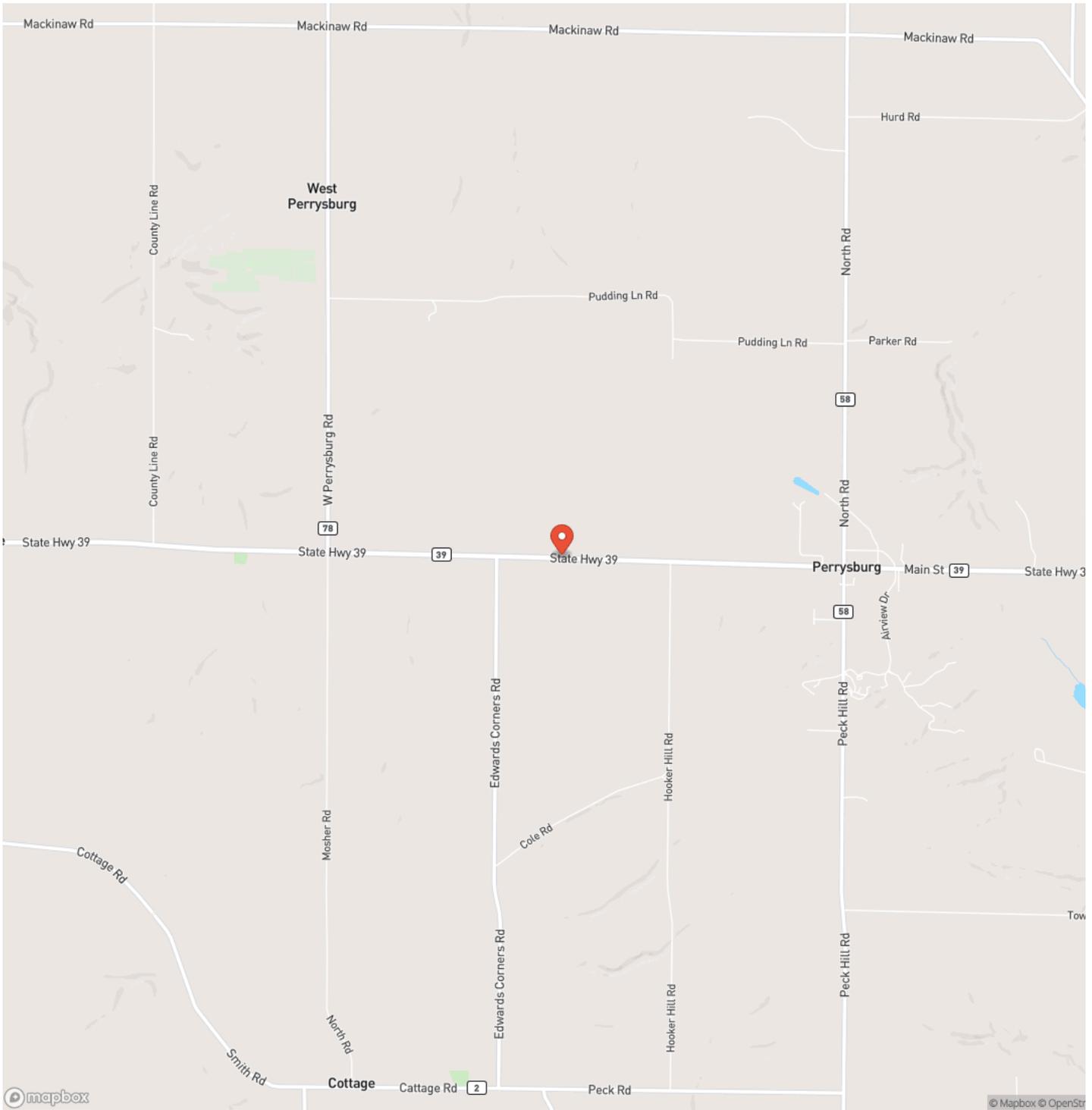
The property is within 10-15 miles of Lake Erie for first-class fishing and boating as well as Walnut Creek for excellent steelhead fishing.

The Seller will retain the oil and gas rights on this property. There are currently no leases affecting the property.

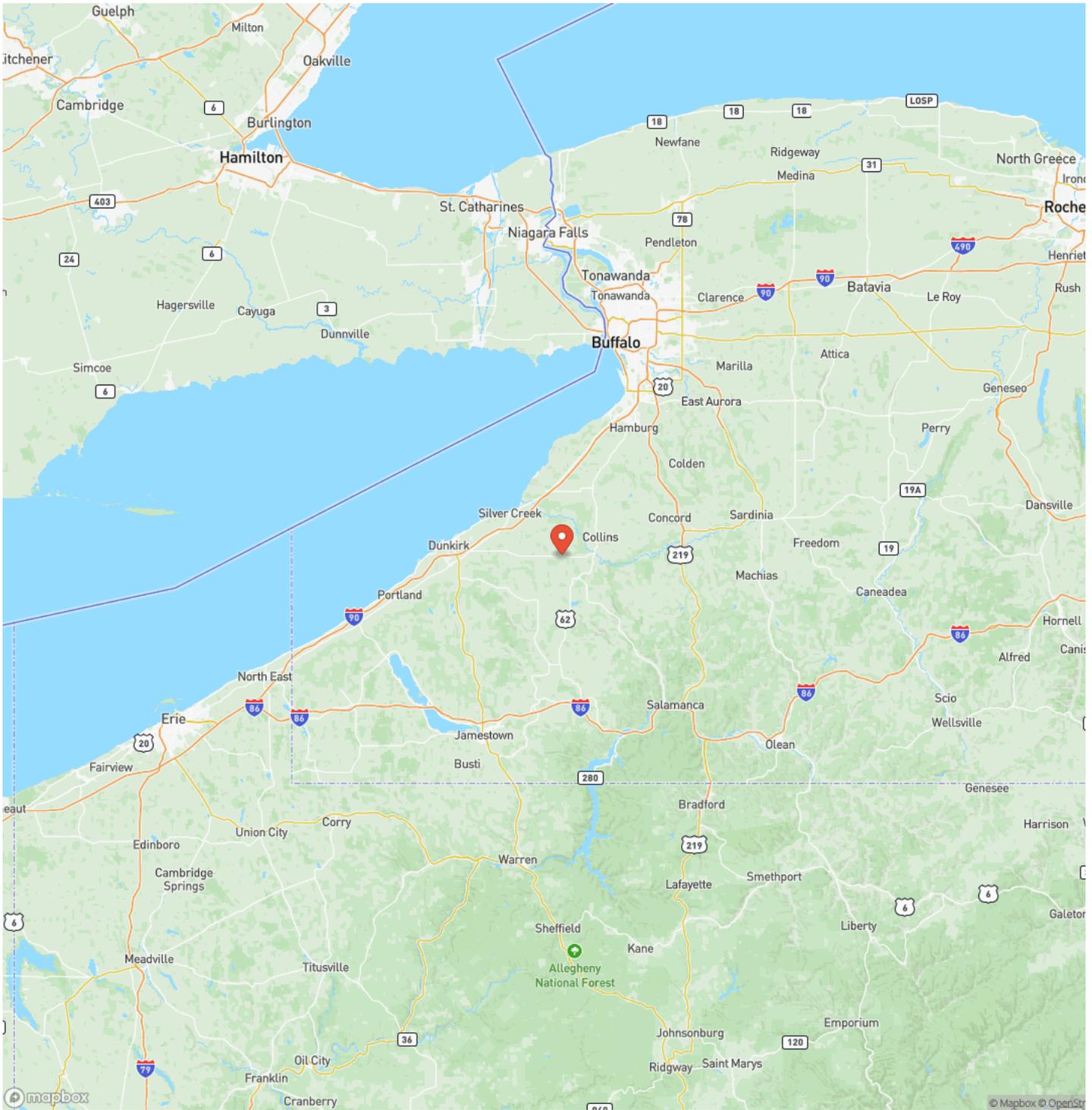
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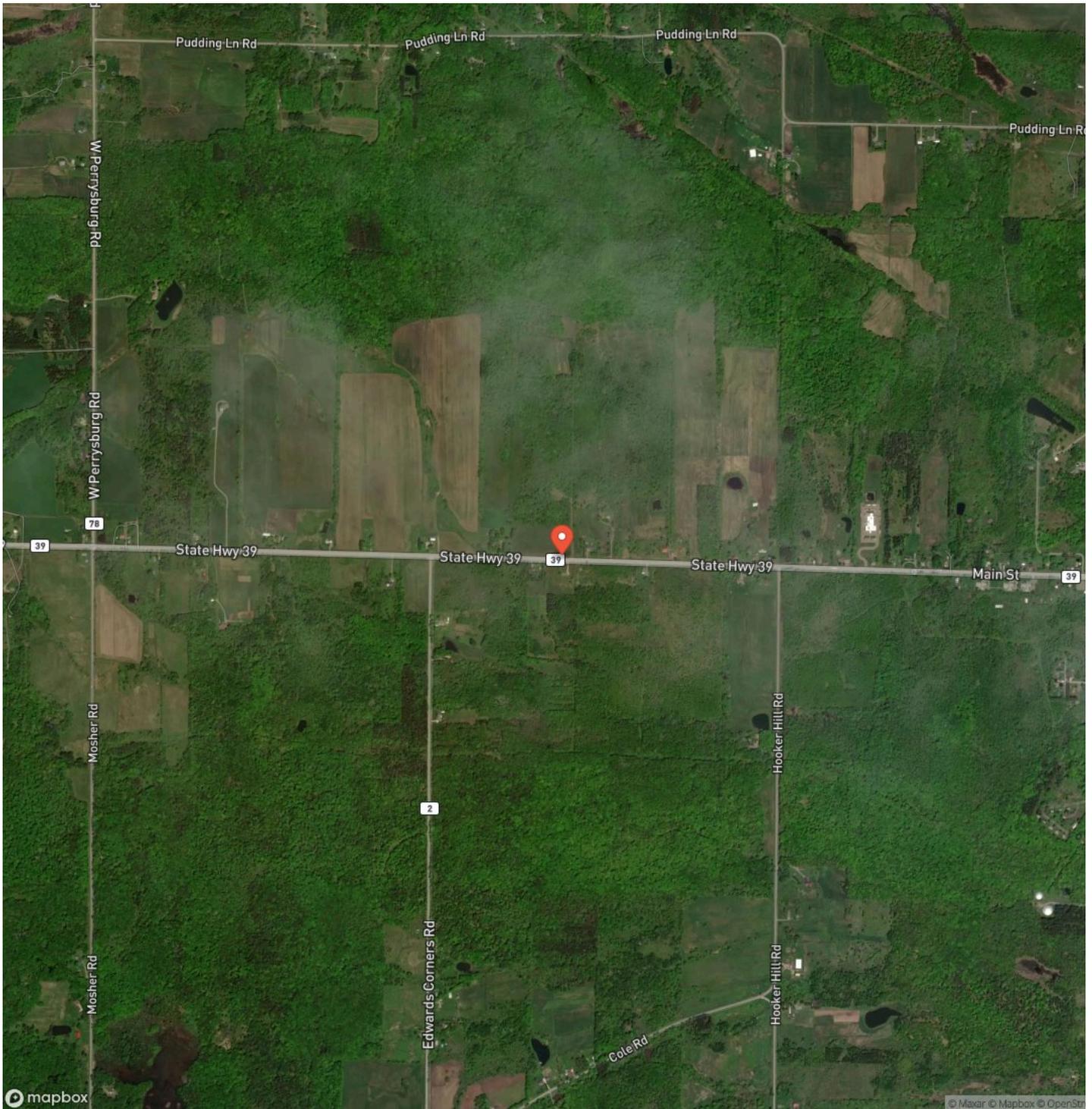
Locator Map



Locator Map



Satellite Map



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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