

**Slab City Slammer**  
1197 Lyndon Road  
Franklinville, NY 14737

**\$149,900**  
62.880± Acres  
Cattaraugus County



**MORE INFO ONLINE:**  
**[TimberlandRealty.net](http://TimberlandRealty.net)**

**Slab City Slammer**  
**Franklinville, NY / Cattaraugus County**

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**SUMMARY**

**Address**

1197 Lyndon Road

**City, State Zip**

Franklinville, NY 14737

**County**

Cattaraugus County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

42.310434 / -78.41645

**Taxes (Annually)**

3032

**Acreage**

62.880

**Price**

\$149,900

**Property Website**

<https://www.landleader.com/property/slab-city-slammer-cattaraugus-new-york/52200>



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**PROPERTY DESCRIPTION**

This is an excellent hunting and recreational property that is comprised of multiple tax parcels in a unique configuration. The road front parcel is about 5 acres in size, has excellent building site locations on it many of which have a great view to the southwest. The balance of the property is accessed via a deeded 50 foot wide right of way that also has the right to bring electric down it if you choose to do so. The access has been driven on for decades by the current and former owners from the highway to the old camp on the property.

Access is excellent throughout with ATV trails that take you to all the best tree stands and blinds on the property. All stands and blinds will transfer with the property! Deer tracks and trails are found all throughout the property due to the excellent cover and feed conditions afforded by the brush and transitional cover and seedling growth, apple trees and more. The owners have had great success here over the years and adding some food plots in some of the open areas will only enhance that opportunity for the next owner.

The old camp on the property has not been used in some time and is not considered a value here. It will take a lot to renovate it or tear down and start over. The property also has two small sheds that come with it that are both in good condition. One is used for equipment storage and the other as a generator shed. Electric has been run underground from the generator shed to the other shed and the cabin. There is no generator currently. There is a nice view from this location which is deeper into the property providing plenty of quiet and seclusion along with opportunity to view wildlife from here daily.

The property is comprised of lots of open and brushy areas, mixes of young and more mature pines, hardwood stands with maple and cherry, some minor timber value, and a small stream that feeds into Slab City Creek.

The location is ideally situated with Case Lake, Hanging Bog State Forest, Bush Hill State Forest and Ischua Creek all being within 3-6 miles of the property for excellent brown trout, brook trout, largemouth bass, crappie and panfish fishing as well as additional public land for hunting, hiking and more. Case Lake is also great for shore, canoe and kayak fishing.

All oil, gas, mineral and timber rights transfer!

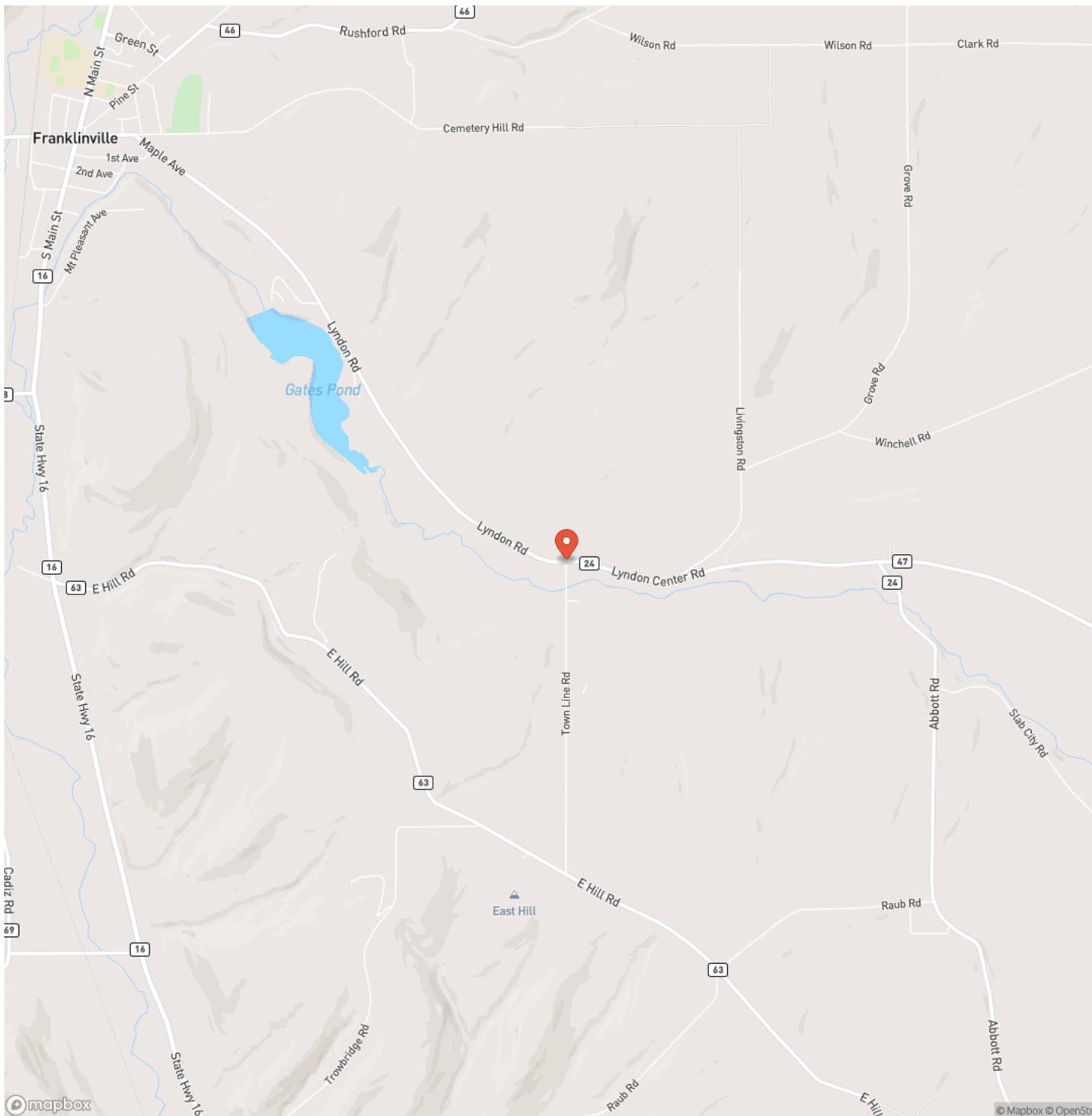


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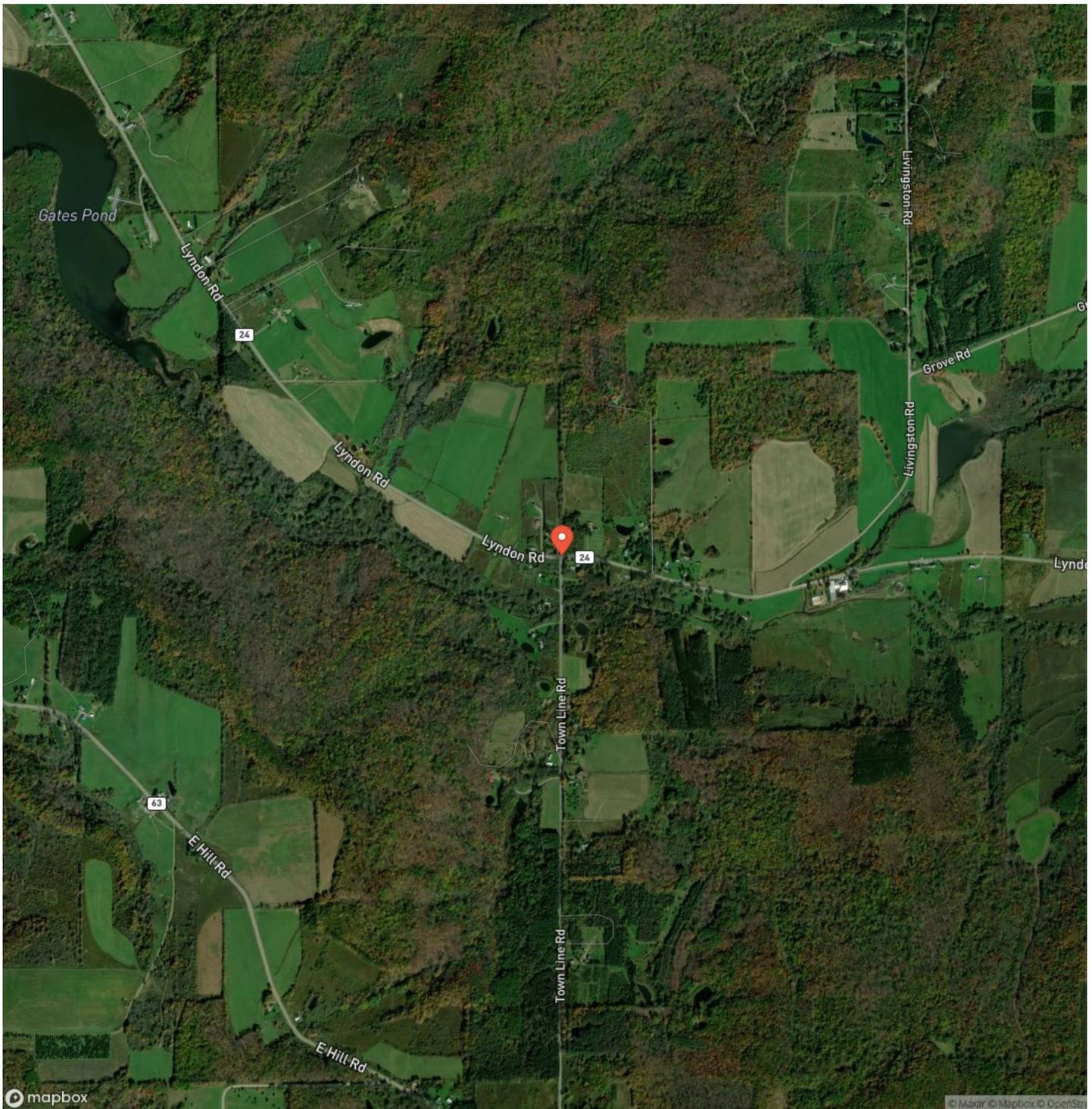


# Locator Map





## Satellite Map







## **DISCLAIMERS**

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