

**Secluded Acres**  
County Road 5  
Bolivar, NY 14715

**\$119,000**  
69.600± Acres  
Allegany County



**Secluded Acres**  
**Bolivar, NY / Allegany County**

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**SUMMARY**

**Address**

County Road 5

**City, State Zip**

Bolivar, NY 14715

**County**

Allegany County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

**Latitude / Longitude**

42.0642 / -78.2039

**Taxes (Annually)**

1278

**Acreage**

69.600

**Price**

\$119,000

**Property Website**

<https://www.landleader.com/property/secluded-acres-allegany-new-york/55064>



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### **PROPERTY DESCRIPTION**

This beautiful and secluded 69.6-acre property is the perfect place to hunt, hike ride ATV's/UTV's, or build your off the grid cabin. Access is gained via deeded right of way on a well-maintained truck road. The property begins about .4 miles from County Rd 5. Once on the property, it is almost entirely wooded. The forest consists of mainly hard maple, soft maple, white pine, red oak and black birch. Although not currently ready for a harvest, the growing timber is very good quality and could make a nice long-term investment.

The topography varies throughout the property and ranges from flat to mildly sloping to relatively steep in places. A small clearing on top of the hill would be the ideal spot to camp or build a cabin. The hunting in this area is excellent and boasts plenty of small and large game including deer, bear and turkey.

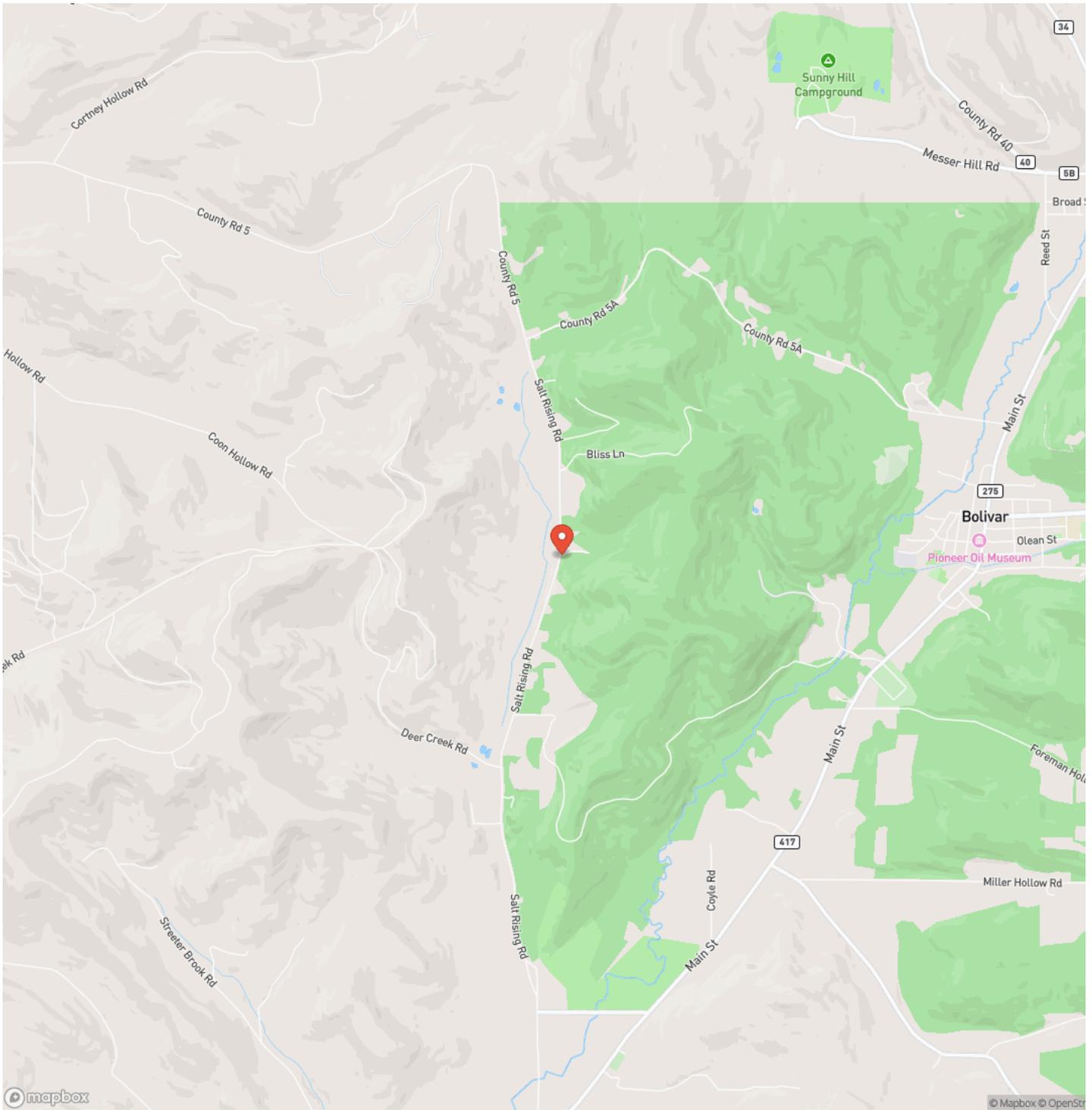
There's plenty of fishing to be had within a short drive of this property as well! Dodge Creek, Little Genesee Creek and the Genesee River are excellent for trout, and all are less than 15 minutes away. Oil, gas and mineral rights have been previously reserved and there is no electric available.

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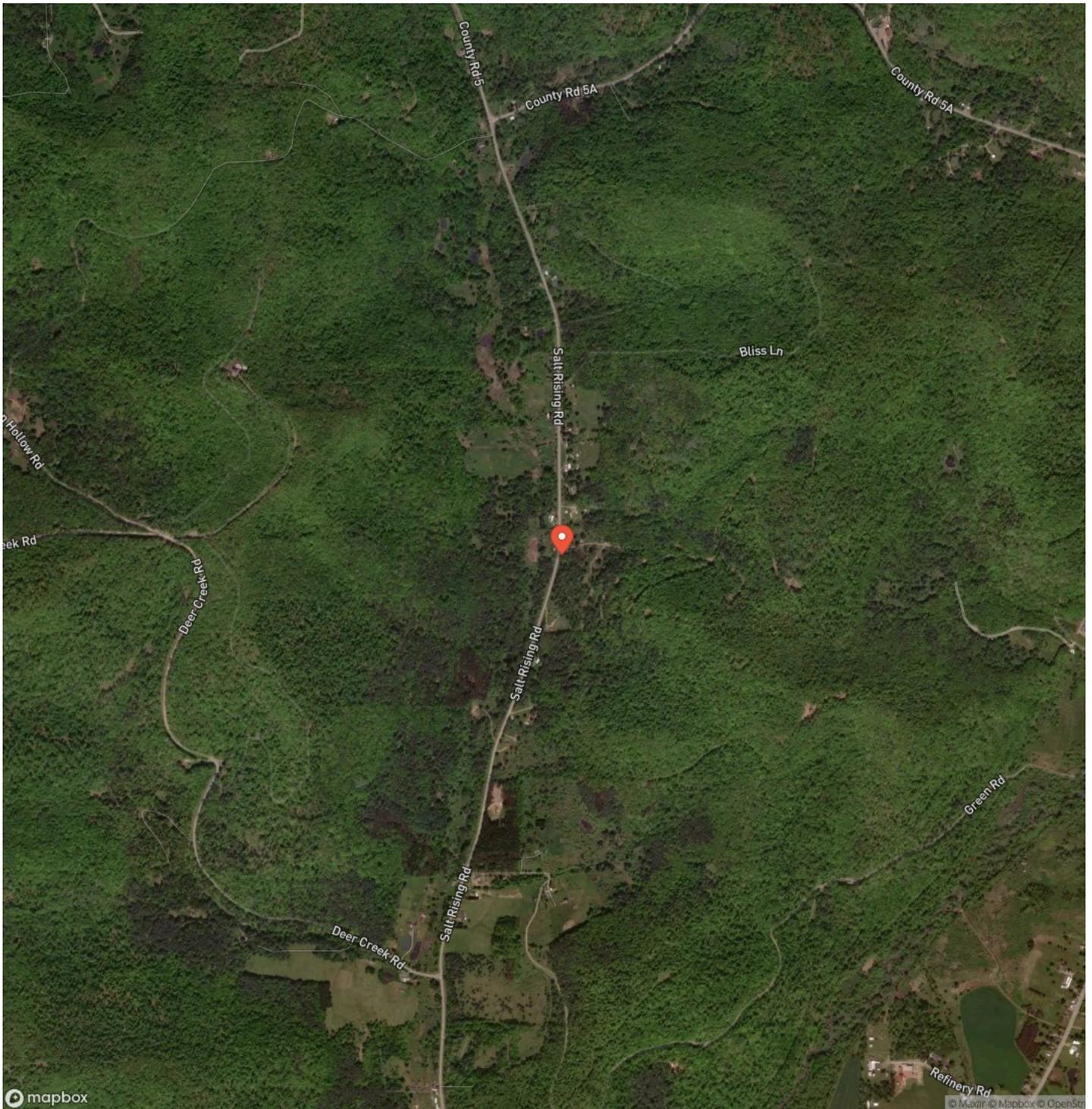


# Locator Map





## Satellite Map







## **DISCLAIMERS**

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