

Gillies Hill Hideaway
Old State Road
Angelica, NY 14709

\$124,900
24.850± Acres
Allegany County



MORE INFO ONLINE:
TimberlandRealty.net

Gillies Hill Hideaway
Angelica, NY / Allegany County

SUMMARY

Address

Old State Road

City, State Zip

Angelica, NY 14709

County

Allegany County

Type

Recreational Land, Hunting Land

Latitude / Longitude

42.3553 / -77.9907

Taxes (Annually)

2309

Dwelling Square Feet

768

Bedrooms / Bathrooms

1 / --

Acreage

24.850

Price

\$124,900

Property Website

<https://www.landleader.com/property/gillies-hill-hideaway-allegany-new-york/57318>



MORE INFO ONLINE:

TimberlandRealty.net

Gillies Hill Hideaway
Angelica, NY / Allegany County

PROPERTY DESCRIPTION

Your country solitude awaits you here on this beautifully situated 24.85 surveyed acres. Sitting atop a quiet hillside you will find a newly built cabin on a parcel of land that backs up to Gillies Hill New York State game lands. This property is accessed through a 20' wide deeded right of way off of Old State Road in the town of Allen, NY.

The 2 story 16x24 cabin was just constructed in 2018. The exterior of the building is finished with vinyl siding and a metal roof. The interior is partially finished, wired for an external generator to power lights and outlets and also includes a woodstove to heat the cabin. This is a dry site but there is an outhouse behind the cabin. There is also a 16'x12' shed on the property that matches the cabin.

Beyond the cabin the property runs across the hilltop and along the Gillies Hill State Forest. The property is mostly wooded. The only open area is where the cabin was constructed. The young woodlot is primarily maple with some oak and other hardwoods mixed in. The former owner has planted apple trees throughout the property, and they are growing nicely.

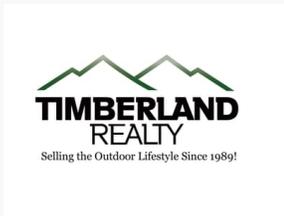
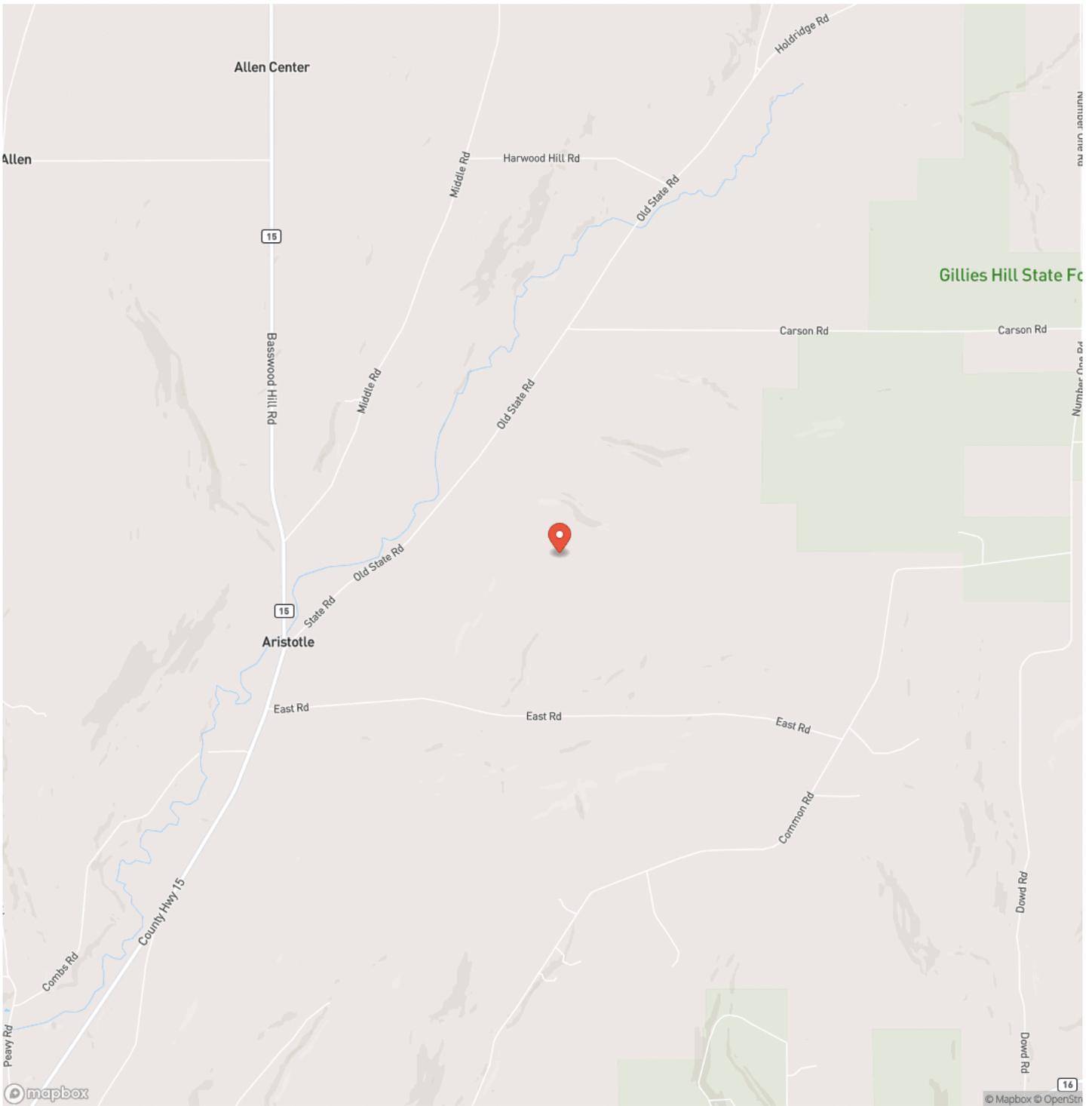
If you are looking for a ready made hunting camp this is it. With over 24 acres of your own land and another 2,300+ acres of state game lands to roam you will undoubtedly be in the game this hunting season.



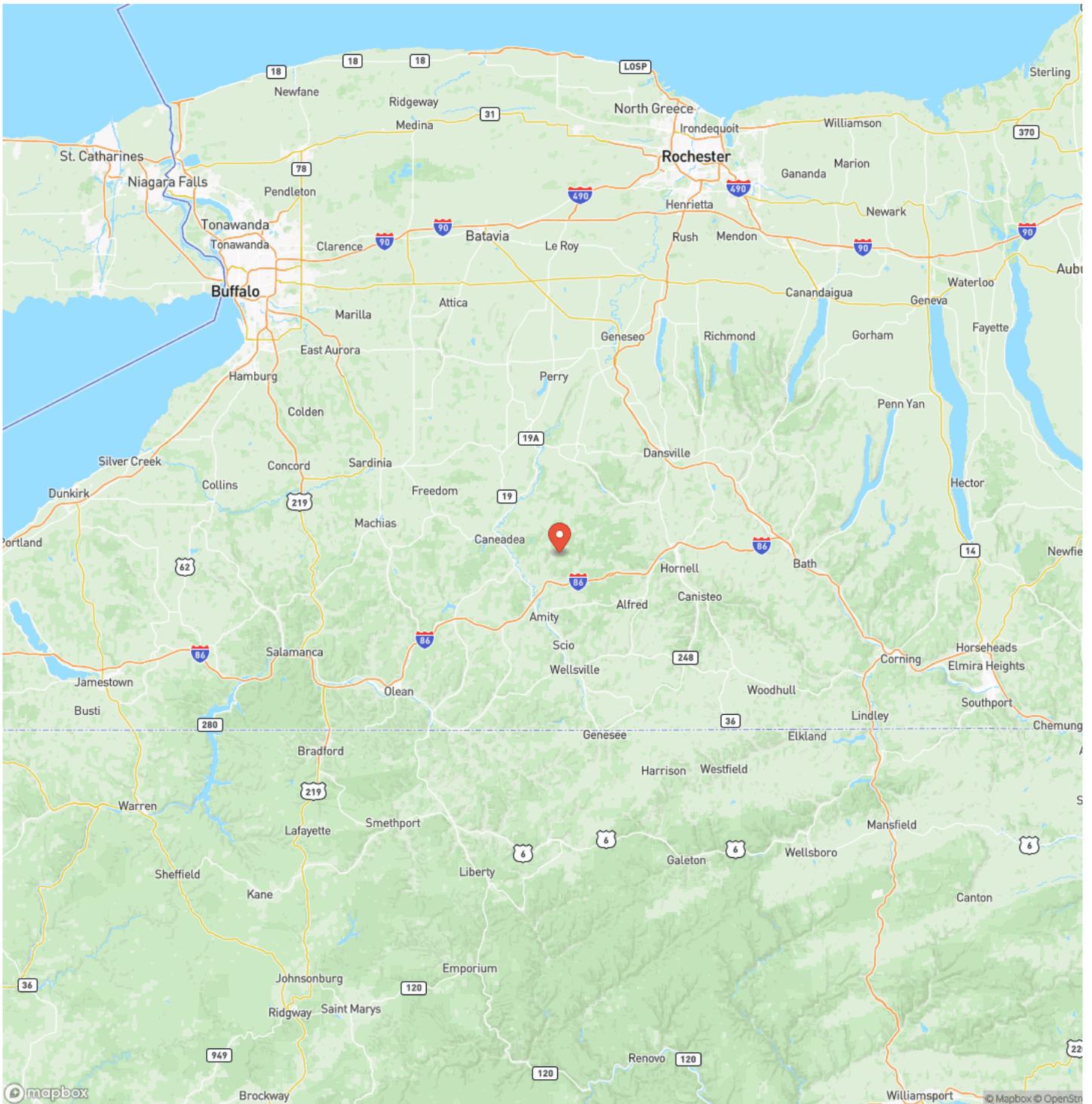
Gillies Hill Hideaway
Angelica, NY / Allegany County



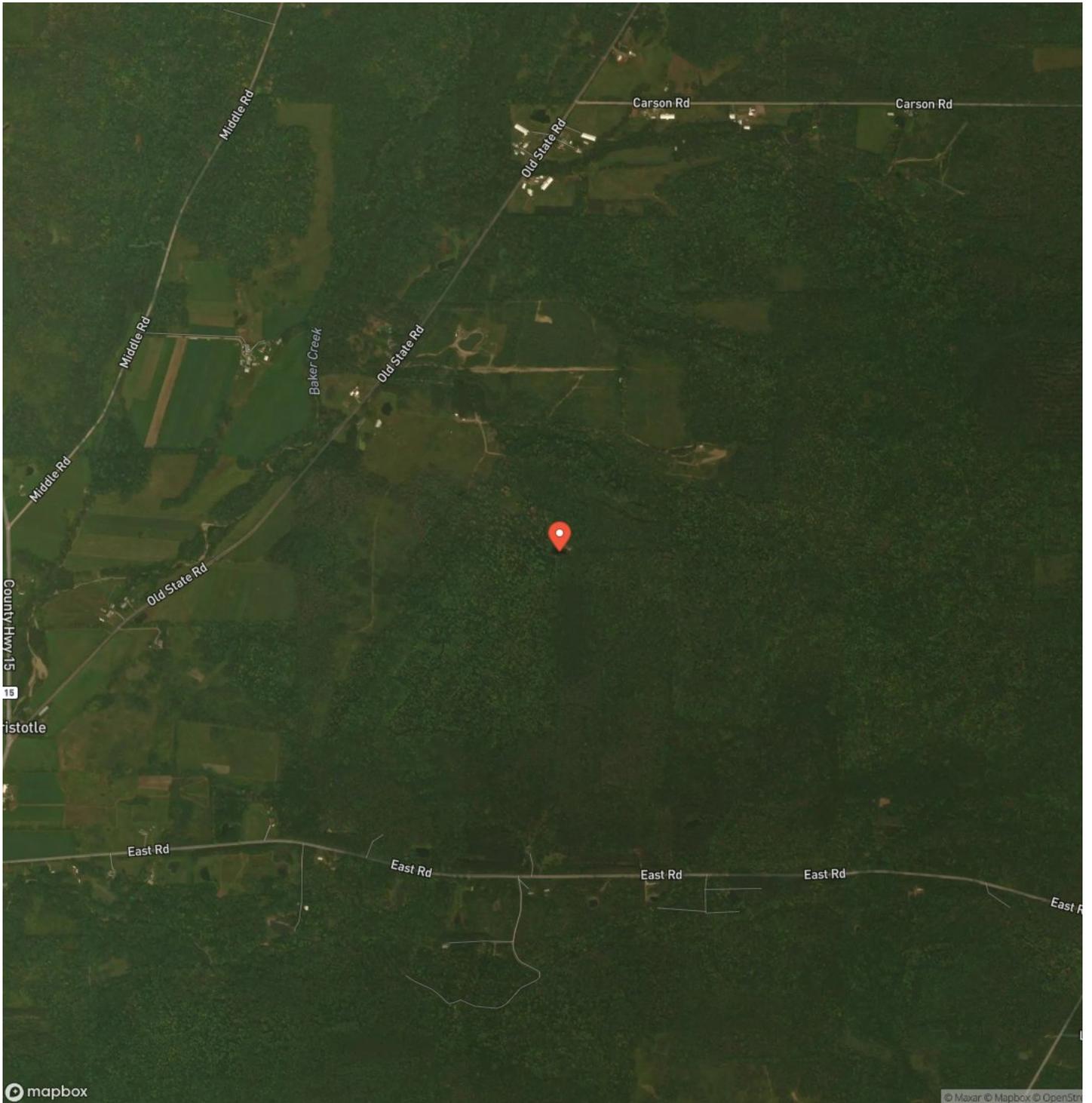
Locator Map



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