

**Bozard Hill Hideaway**  
Bozard Hill Road  
Humphrey, NY 14741

**\$82,500**  
28.840± Acres  
Cattaraugus County





**Bozard Hill Hideaway**  
**Humphrey, NY / Cattaraugus County**

---

**SUMMARY**

**Address**

Bozard Hill Road

**City, State Zip**

Humphrey, NY 14741

**County**

Cattaraugus County

**Type**

Recreational Land, Undeveloped Land, Hunting Land

**Latitude / Longitude**

42.2339 / -78.5102

**Taxes (Annually)**

483

**Acreage**

28.840

**Price**

\$82,500

**Property Website**

<https://www.landleader.com/property/bozard-hill-hideaway-cattaraugus-new-york/61051>



**Bozard Hill Hideaway**  
**Humphrey, NY / Cattaraugus County**

---

**PROPERTY DESCRIPTION**

This recently surveyed 28.84-acre property is nestled in the perfect location. Just a short 20-minute drive from Ellicottville, Franklinville or Olean, there's always something to do. A new driveway on its' 75' of road frontage leads down to a nice spot to camp or place to build your cabin. A newly built trail from here leads down to and across the year-round stream and up the hill to where the property widens out. From here, there are multiple trails that provide access throughout the balance of the land. These trails are perfect for hiking, ATV riding, snowmobiling or horseback riding.

A recent timber harvest (cut to 15" DBH) provides plenty of cover and browse for deer, turkey, bear and small game. The residual forest consists of hard maple, soft maple, beech, birch and pine/hemlock. The topography ranges from gently sloping to mildly steep in a few areas. Electric is available at the road and all rights will transfer!

Property is owned by the listing agent.

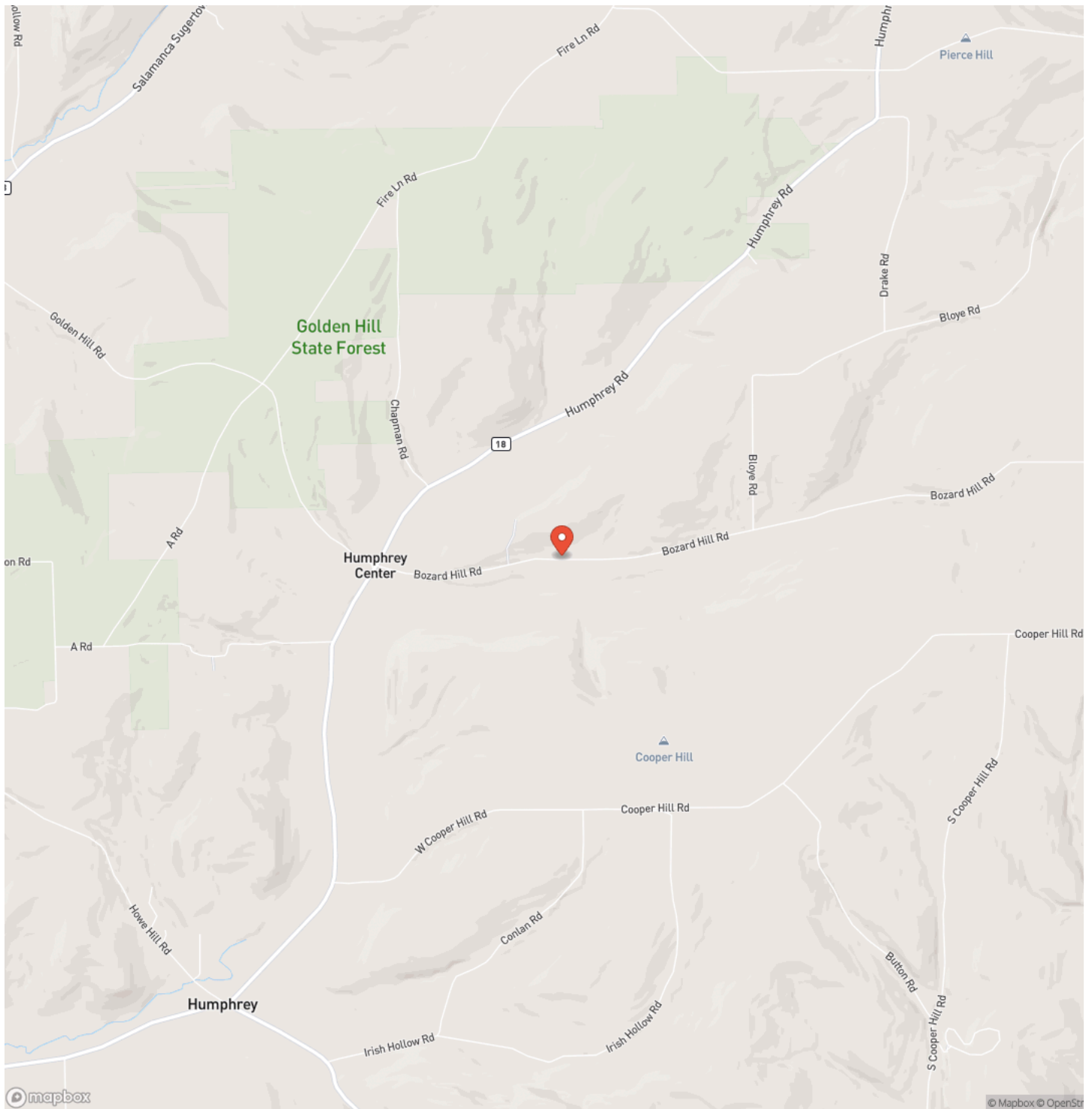


**Bozard Hill Hideaway**  
**Humphrey, NY / Cattaraugus County**

---



# Locator Map



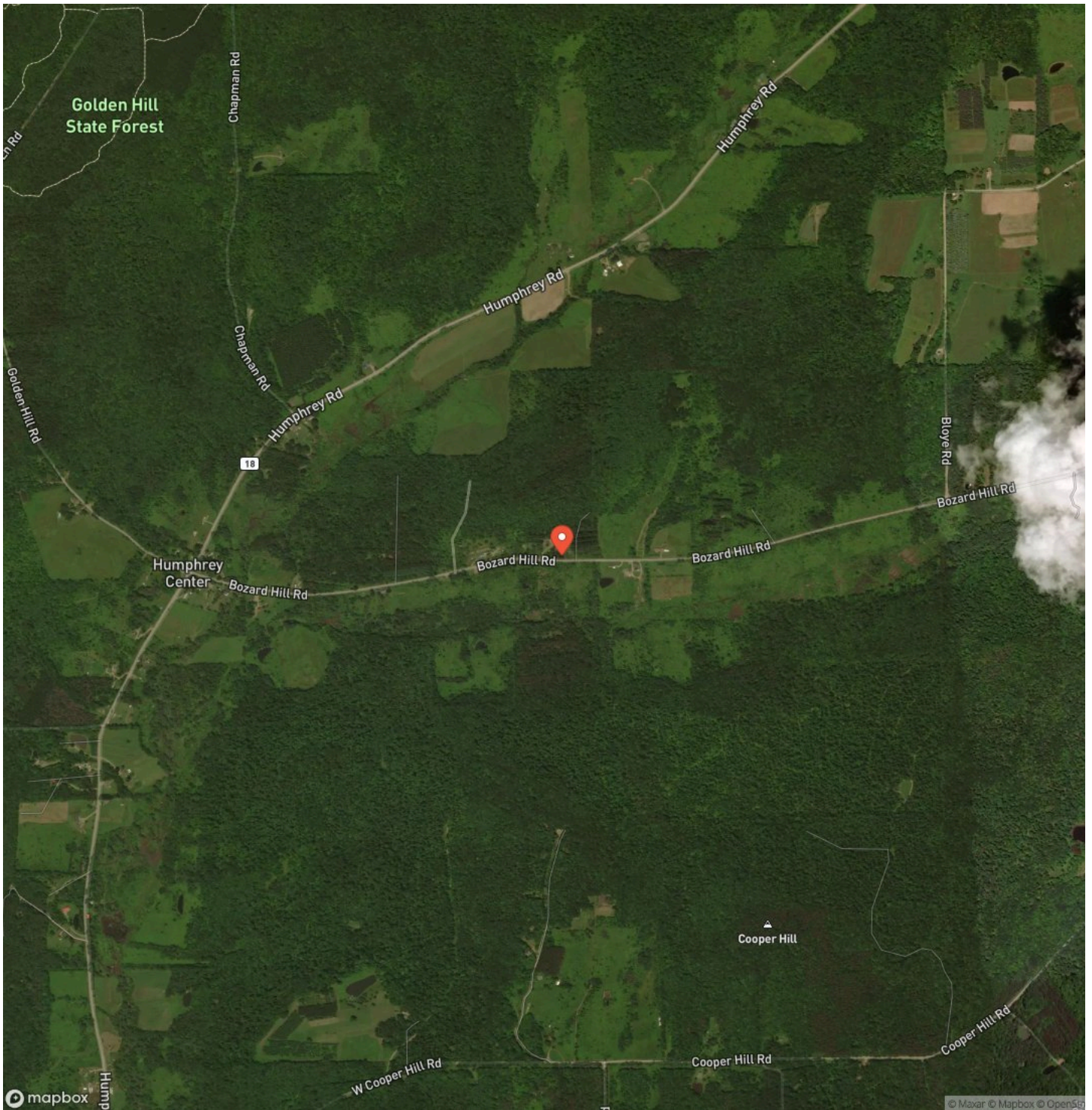


# Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**  
David Anderson

**Mobile**  
(585) 808-5696

**Email**  
danderson@timberlandrealty.net

**Address**  
5530 Morgan Hollow Road

**City / State / Zip**  
Scio, NY 14880

**NOTES**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---





## **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

---

