

Honeoye Creek
Honeoye Road
Shinglehouse, PA 16748

\$30,000
9± Acres
Potter County



Honeoye Creek
Shinglehouse, PA / Potter County

SUMMARY

Address

Honeoye Road

City, State Zip

Shinglehouse, PA 16748

County

Potter County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.9744 / -78.1608

Taxes (Annually)

308

Acreage

9

Price

\$30,000

Property Website

<https://www.landleader.com/property/honeoye-creek-potter-pennsylvania/35889>



PROPERTY DESCRIPTION

The property is a mix of woods and open with tall Scotch Pine, black cherry, soft maple, red oak, beech and more in the wooded areas. Adjacent transition areas have some native apple trees which are helping to attract and hold deer here as evidenced by their numerous trails, rubs and scrapes in this area.

The road front section is nearly level, sloping slightly towards Honeoye Creek. This area would make a good location for home or camp with the opportunity to open a view directly to the stream and the hillside on the opposite side of the creek where the Fall colors will be magnificent.

The south boundary of the property is Honeoye Creek. Because the stream meanders on this section there is about 1,200 feet of direct frontage on the creek. Sit back, relax, listen to the year 'round flowing stream or watch the kids. The south boundary of the property is Honeoye creek. Because the stream meanders on this section there is about 1,200 feet of direct frontage on the creek. Sit back, relax, listen to the year 'round flowing stream. Its all possible here!

The property has approximately 495 feet of road frontage on Honeoye Road and electric is available at road front..

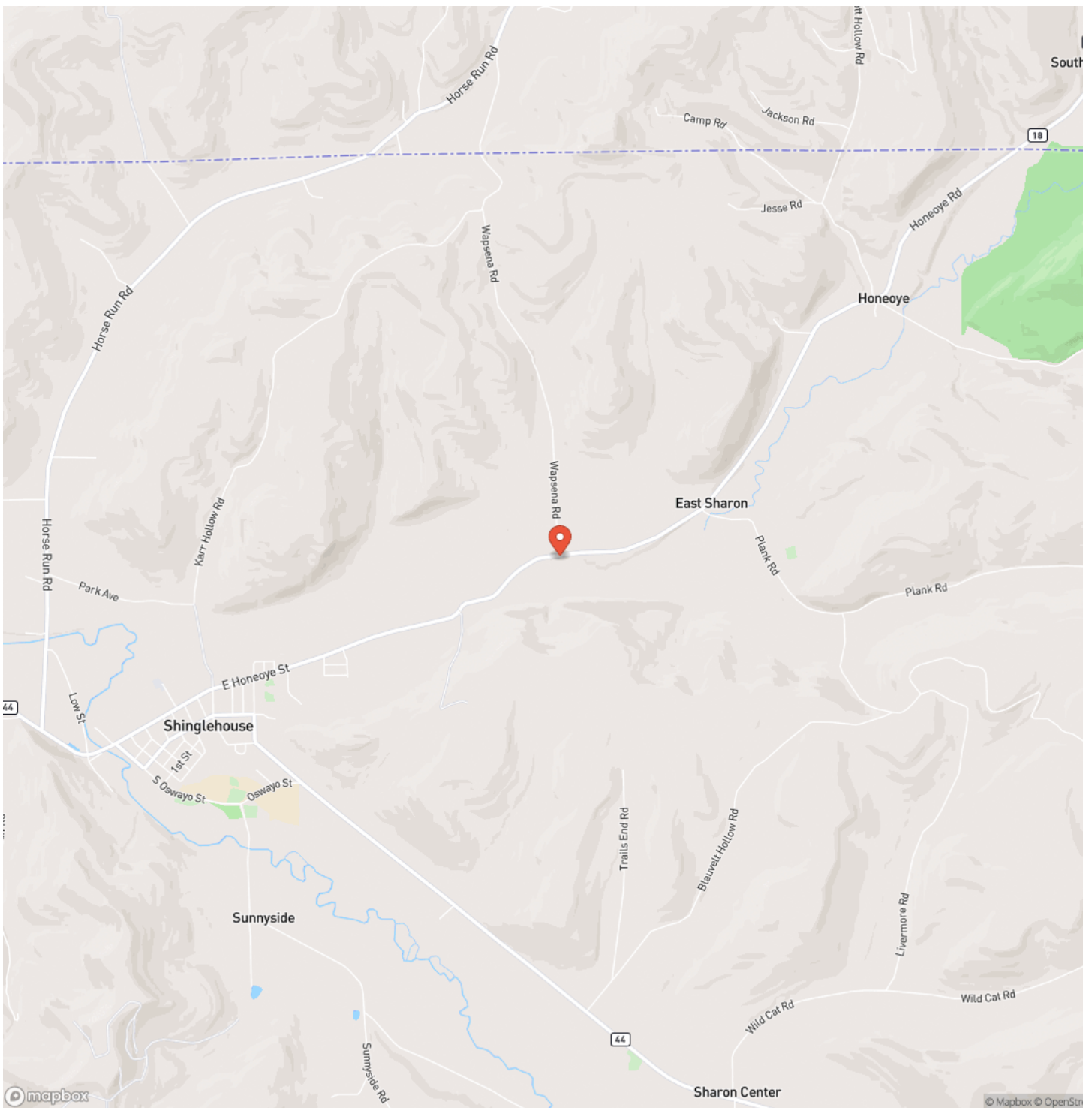
All timber and surface rights transfer. As this is a former Seneca Resources property, all the oil, gas and mineral rights are previously reserved and do not transfer.



Honeoye Creek
Shinglehouse, PA / Potter County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bullard

Mobile

(716) 499-5608

Office

(716) 962-9935

Email

bbullard@timberlandrealty.net

Address

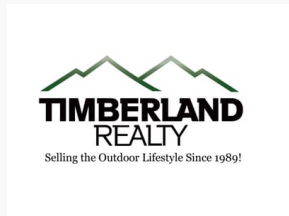
1890 East Main Street

City / State / Zip

Falconer, NY 14733

NOTES

[illegible]

[illegible]

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

