

Woodhull Whitetails
County Route 99
Woodhull, NY 14898

\$65,000
30.120± Acres
Steuben County



Woodhull Whitetails
Woodhull, NY / Steuben County

SUMMARY

Address

County Route 99

City, State Zip

Woodhull, NY 14898

County

Steuben County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

42.075949 / -77.447249

Taxes (Annually)

3378

Acreage

30.120

Price

\$65,000

Property Website

<https://www.landleader.com/property/woodhull-whitetails-steuben-new-york/36761>



PROPERTY DESCRIPTION

This property is completely wooded with a mix of hard maple, soft maple, hickory, red oak, white ash, white pine and more. The mix of species provides excellent mast to feed both deer and turkey. The young transitional wooded areas provide abundant bedding cover. Adjacent and nearby farm fields and crops fill in the gaps making this one of those "funnel" areas between food and cover. It is not hard to find deer sign throughout the property.

An excellent gravel road exists as the driveway entrance and continuing most of the way toward the back of the property. This road services the two (2) gas wells on the property and is easily drivable by truck or ATV. The openings around the well sites are large enough to create food plots around the edges to provide another cover crop to hold deer and turkey here.

There is plenty of room for a home or camp anywhere on the property due to the gentle terrain features here. Or pull in a camper or RV and start using it right away.

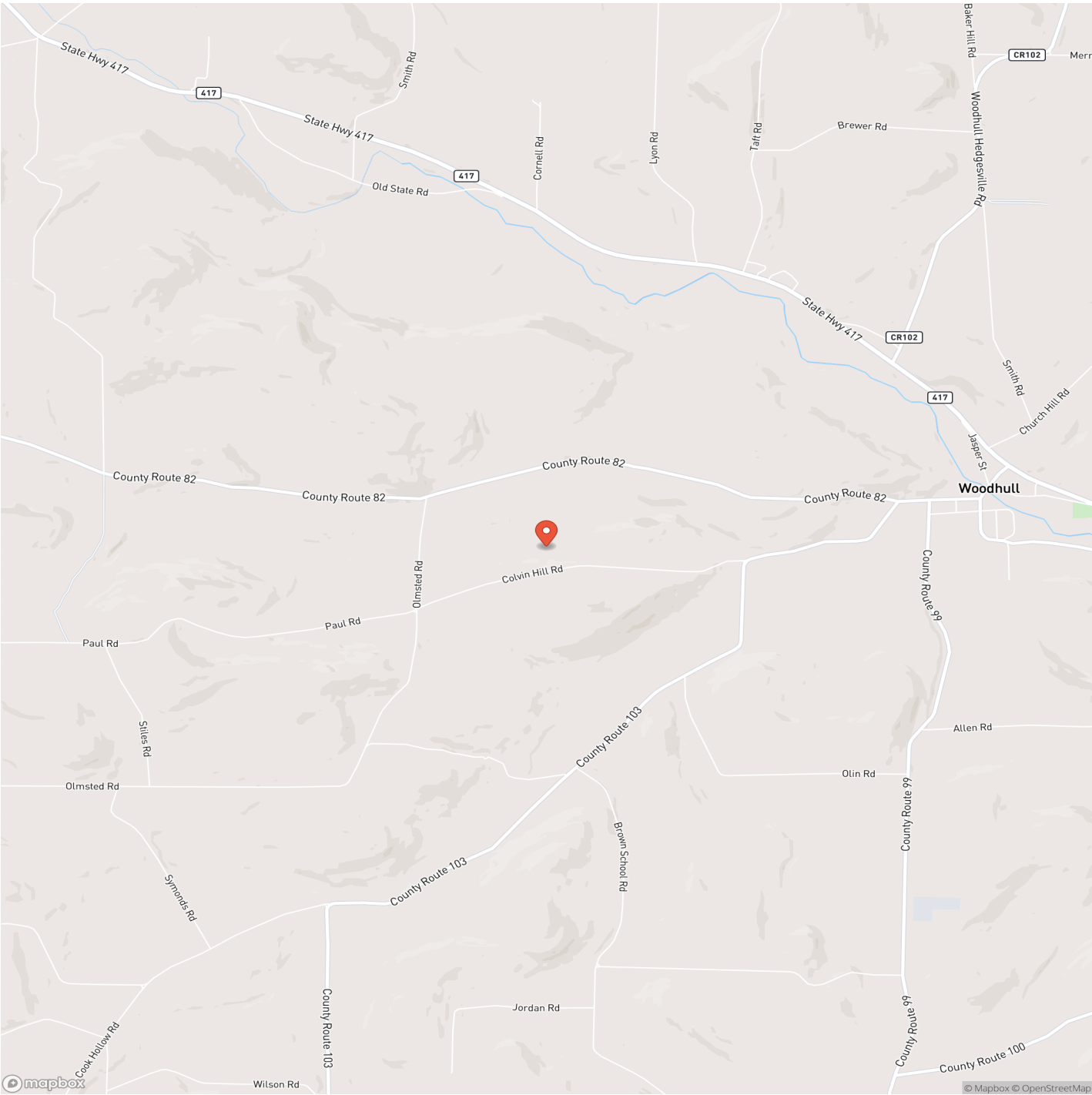
Tuscorora Creek is only 1.65 miles away adding excellent fishing opportunities for both smallmouth and largemouth bass.

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

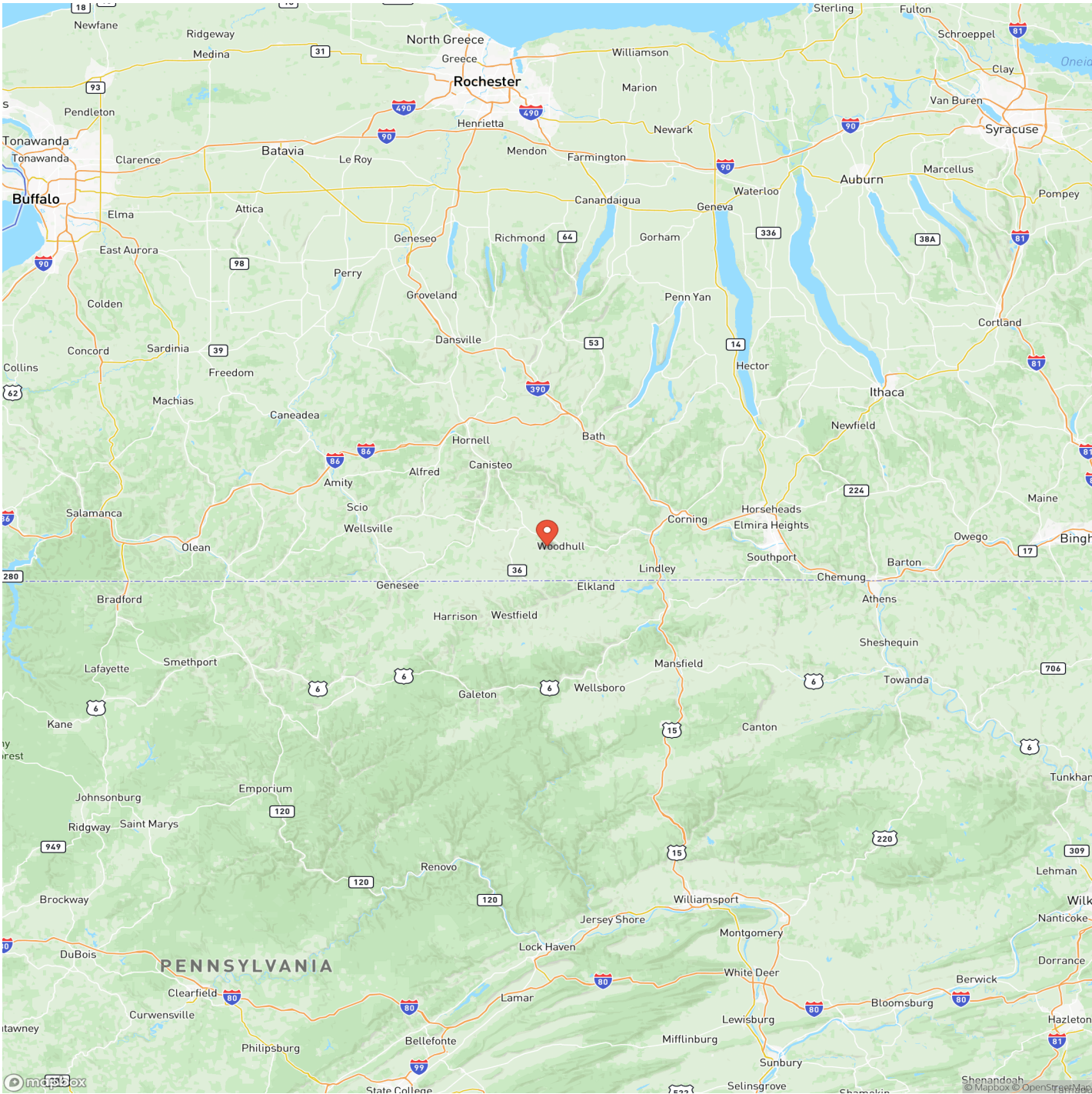
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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MORE INFO ONLINE:

TimberlandRealty.net

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