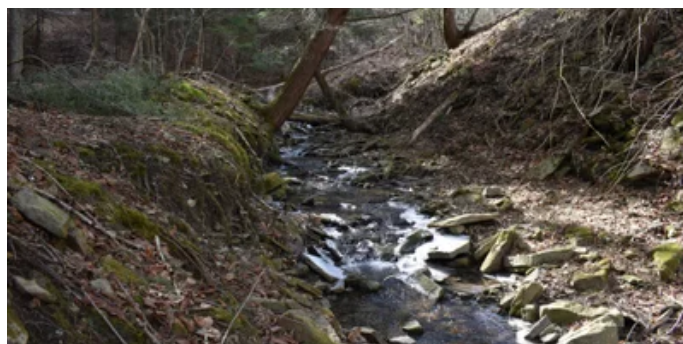


Fall Creek
Call Hill Road
Andover, NY 14806

\$155,000
70.370± Acres
Steuben County



Fall Creek
Andover, NY / Steuben County

SUMMARY

Address

Call Hill Road

City, State Zip

Andover, NY 14806

County

Steuben County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

42.213 / -77.6773

Taxes (Annually)

2192

Acreage

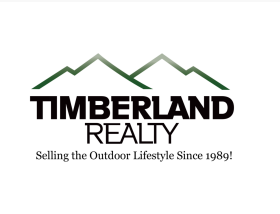
70.370

Price

\$155,000

Property Website

<https://www.landleader.com/property/fall-creek-steuben-new-york/37575>



PROPERTY DESCRIPTION

Completely wooded property with timber, great access and stream for sale. This property is completely wooded in varying stages from transitional hardwoods to young poletimber through young sawtimber stands. This diversity is creating excellent habitat for deer and turkey along with other small game. A small gas well site opening here would make a great spot for a food plot with plenty of great tree stand locations nearby.

The forest is comprised of maple, cherry, ash, hemlock, white pine and more. There is a solid 20 acres of young timber in the middle section of the property that will make a solid investment for the future.

Fall Creek flows through the property adding a nice water feature to the property and an abundant water source for the game that is resident in this area.

There are plenty of great locations on the property to place a future home or camp or just pull in a camper and enjoy the quiet that is in abundance here.

In a short walking distance from the entrance to this property is public land owned by Steuben County that provides other recreational opportunities here as well.

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.

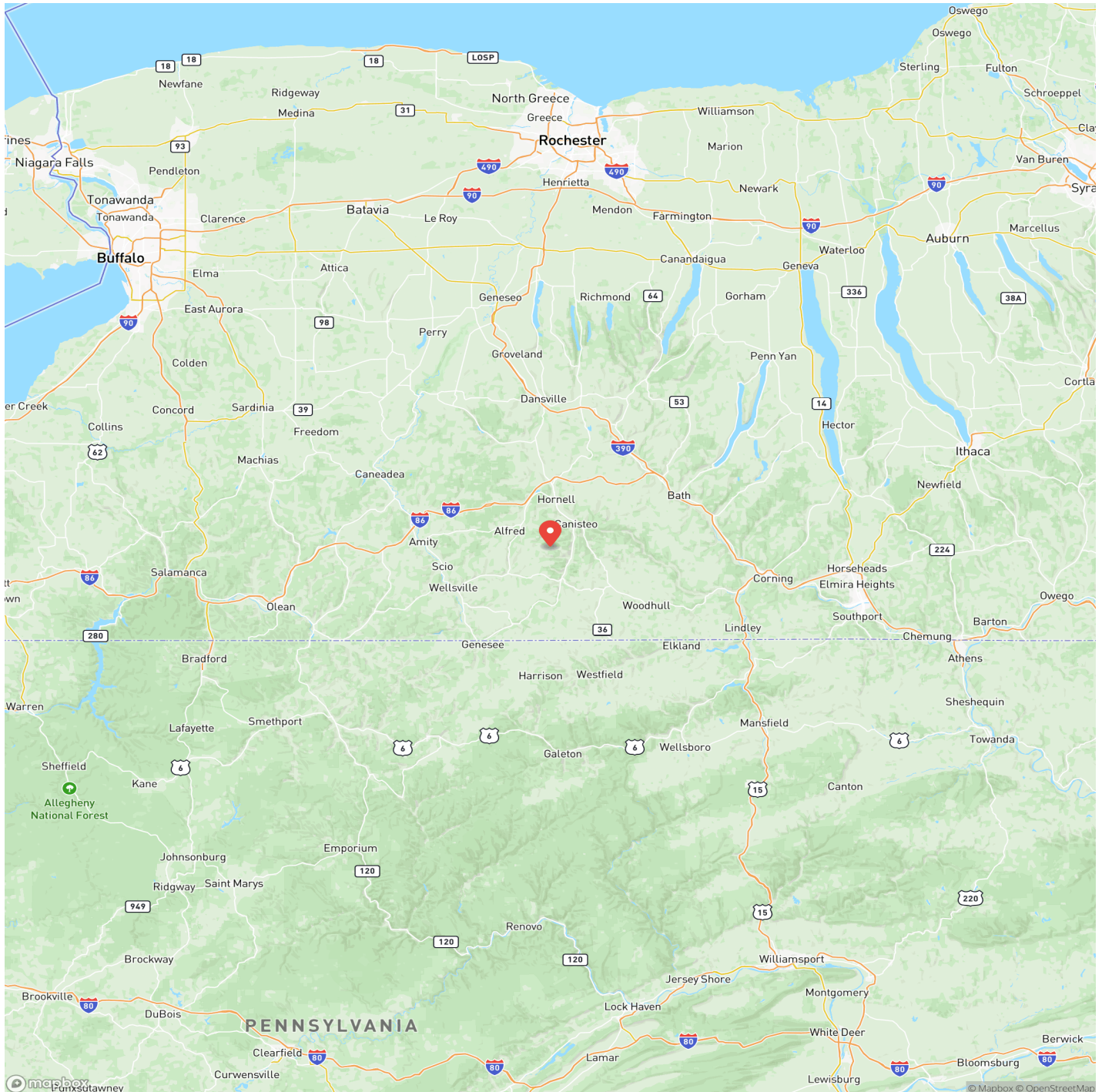
Fall Creek
Andover, NY / Steuben County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Falconer, NY 14733

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.



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