

Middle Branch of the Oswegatchie
French Settlement Road
Harrisville, NY 13648

\$69,900
15± Acres
Lewis County



Middle Branch of the Oswegatchie
Harrisville, NY / Lewis County

SUMMARY

Address

French Settlement Road

City, State Zip

Harrisville, NY 13648

County

Lewis County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Riverfront

Latitude / Longitude

44.1105 / -75.3100

Taxes (Annually)

430

Acreage

15

Price

\$69,900

Property Website

<https://www.landleader.com/property/middle-branch-of-the-oswegatchie-lewis-new-york/43175>



PROPERTY DESCRIPTION

This parcel is found between open hay fields on the south side of the French Settlement Road, has been approved for subdivision from the remainder of the property, south of the Road. It is entirely wooded, and predominantly red and scotch pine trees, planted over 50 years ago, with the potential for use in log form or sawn into lumber. A .52-acre portion of the property was determined to be outside of the Special Flood Hazard Area of the River and available to build on (see Determination Document from FEMA and map with this listing). A public electric utility easement and line runs through the northern portion of this potential building site. A perc test has not been performed as required for a private septic system.

The gem of the property is the meandering Middle Branch of the Oswegatchie River which defines the northern boundary. The river is a minute walk from the road. On your way there you may see deer, bear, turkey, grouse, woodcock, fox, rabbits, coyotes, songbirds, or waterfowl, all native to this area. The pine plantation transitions into hardwoods before entering the flood plain of the river, where one might find the perfect spot to camp and fish, complete with a bonfire site.

Outdoor enthusiasts that live here or visit the region have the opportunity to hike, bike, cross country ski, kayak, canoe, camp, motorboat, snowshoe, fish, hunt, swim, ice fish and ride their snowmobiles and ATV's. Walk 800' to the west of the property to enter the 20,000-acre Frank J. Davis Memorial State Forest. The Harrisville Rod and Gun Club is within 3 miles to the east of the property. The French Settlement Road is open to ATV's and is a plowed snowmobile road. The Rod & Gun Club offers parking, fuel and other amenities for ATV riders and snowmobilers looking to access trails C8 and C5 which pass through the region.

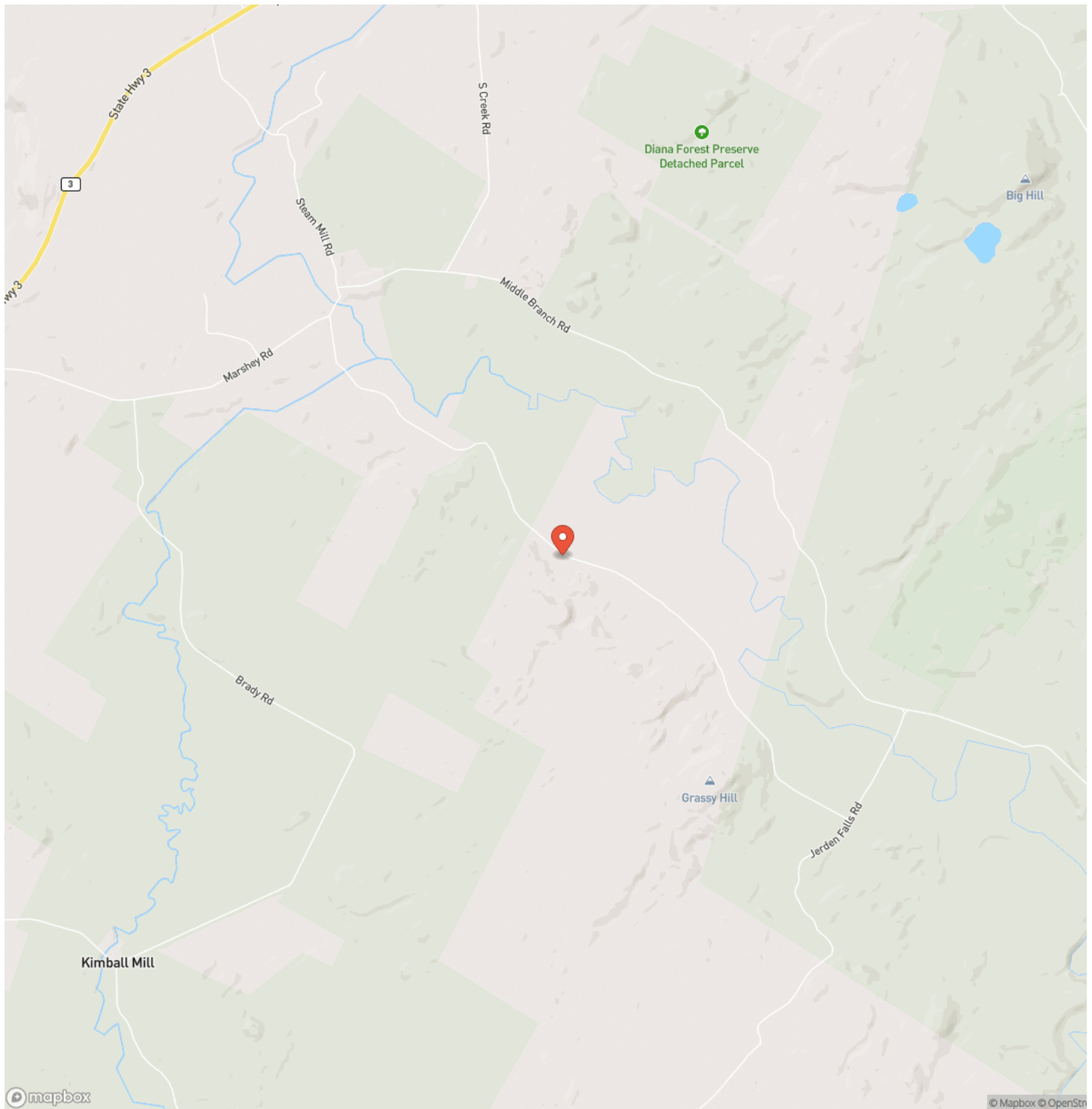
The West and Middle Branches of the Oswegatchie River and numerous smaller creeks in the area are famous for native brook trout and other popular game fish species. Anglers can launch their boat at the nearby Lake Bonaparte public site to pursue smallmouth bass, northern pike, brown trout, yellow perch, brown bullhead, and cisco.

From this location, Lake Ontario, the St. Lawrence River, the Adirondacks, and Canada are within an hour's drive, where you, your family, friends will find an enormous variety of recreational opportunities. Not fond of traveling, then stay right here to enjoy all the peace, solitude and natural outdoor beauty Northern New York has to offer.

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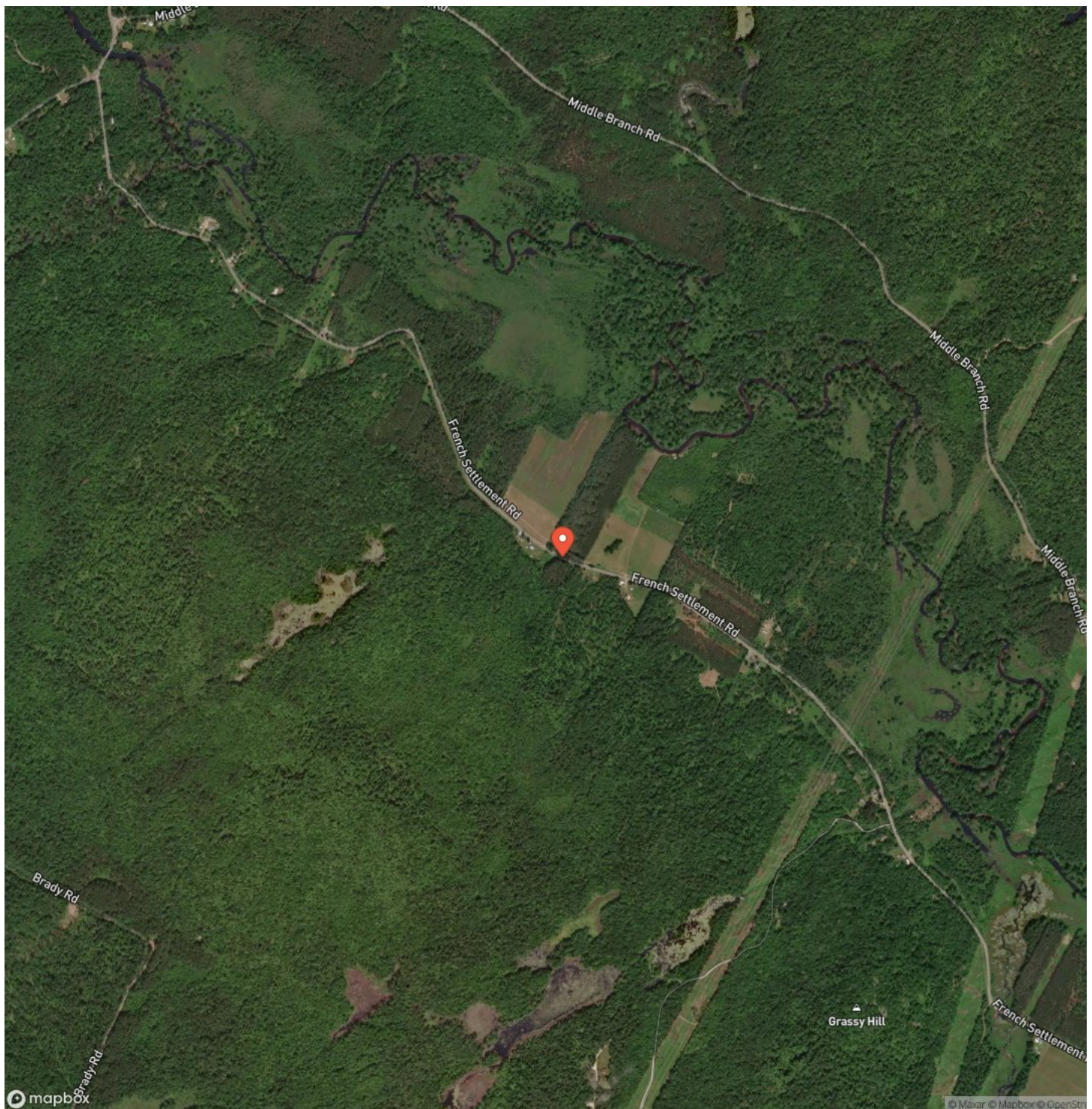
Locator Map



Locator Map



Satellite Map



Middle Branch of the Oswegatchie Harrisville, NY / Lewis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Empie

Mobile

(315) 376-4433

Email

dempie@timberlandrealty.net

Address

8994 Number Four Road

City / State / Zip

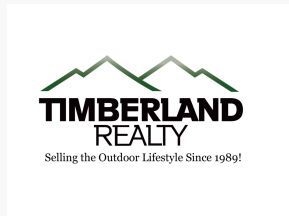
Lowville, NY 13367

NOTES



MORE INFO ONLINE:

TimberlandRealty.net

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Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net

