

Secluded Acres
County Road 5
Bolivar, NY 14715

\$119,000
69.600± Acres
Allegany County



Secluded Acres
Bolivar, NY / Allegany County

SUMMARY

Address

County Road 5

City, State Zip

Bolivar, NY 14715

County

Allegany County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

42.0642 / -78.2039

Taxes (Annually)

1278

Acreage

69.600

Price

\$119,000

Property Website

<https://www.landleader.com/property/secluded-acres-allegany-new-york/55064>



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PROPERTY DESCRIPTION

This beautiful and secluded 69.6-acre property is the perfect place to hunt, hike ride ATV's/UTV's, or build your off the grid cabin. Access is gained via deeded right of way on a well-maintained truck road. The property begins about .4 miles from County Rd 5. Once on the property, it is almost entirely wooded. The forest consists of mainly hard maple, soft maple, white pine, red oak and black birch. Although not currently ready for a harvest, the growing timber is very good quality and could make a nice long-term investment.

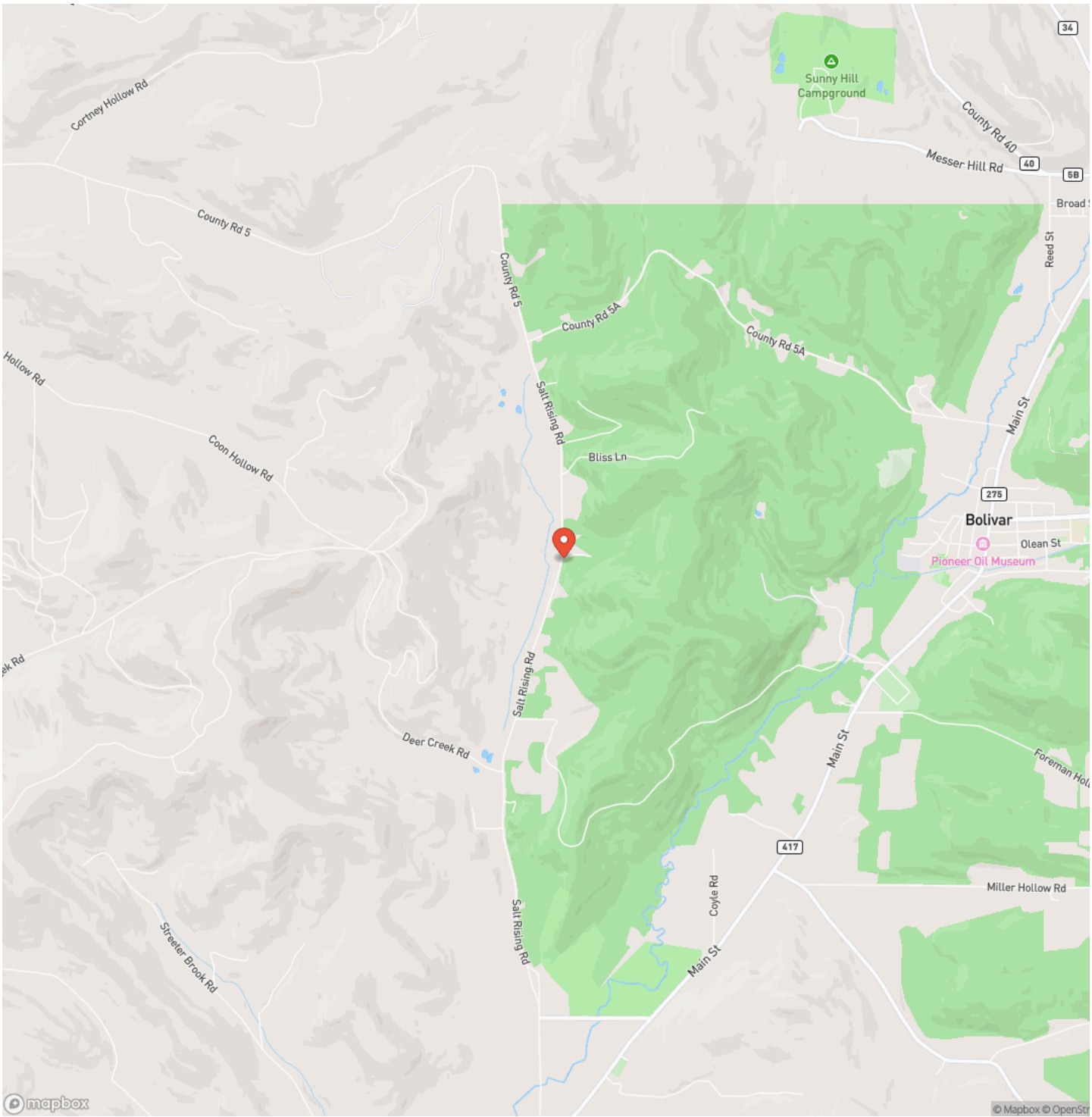
The topography varies throughout the property and ranges from flat to mildly sloping to relatively steep in places. A small clearing on top of the hill would be the ideal spot to camp or build a cabin. The hunting in this area is excellent and boasts plenty of small and large game including deer, bear and turkey.

There's plenty of fishing to be had within a short drive of this property as well! Dodge Creek, Little Genesee Creek and the Genesee River are excellent for trout, and all are less than 15 minutes away. Oil, gas and mineral rights have been previously reserved and there is no electric available.

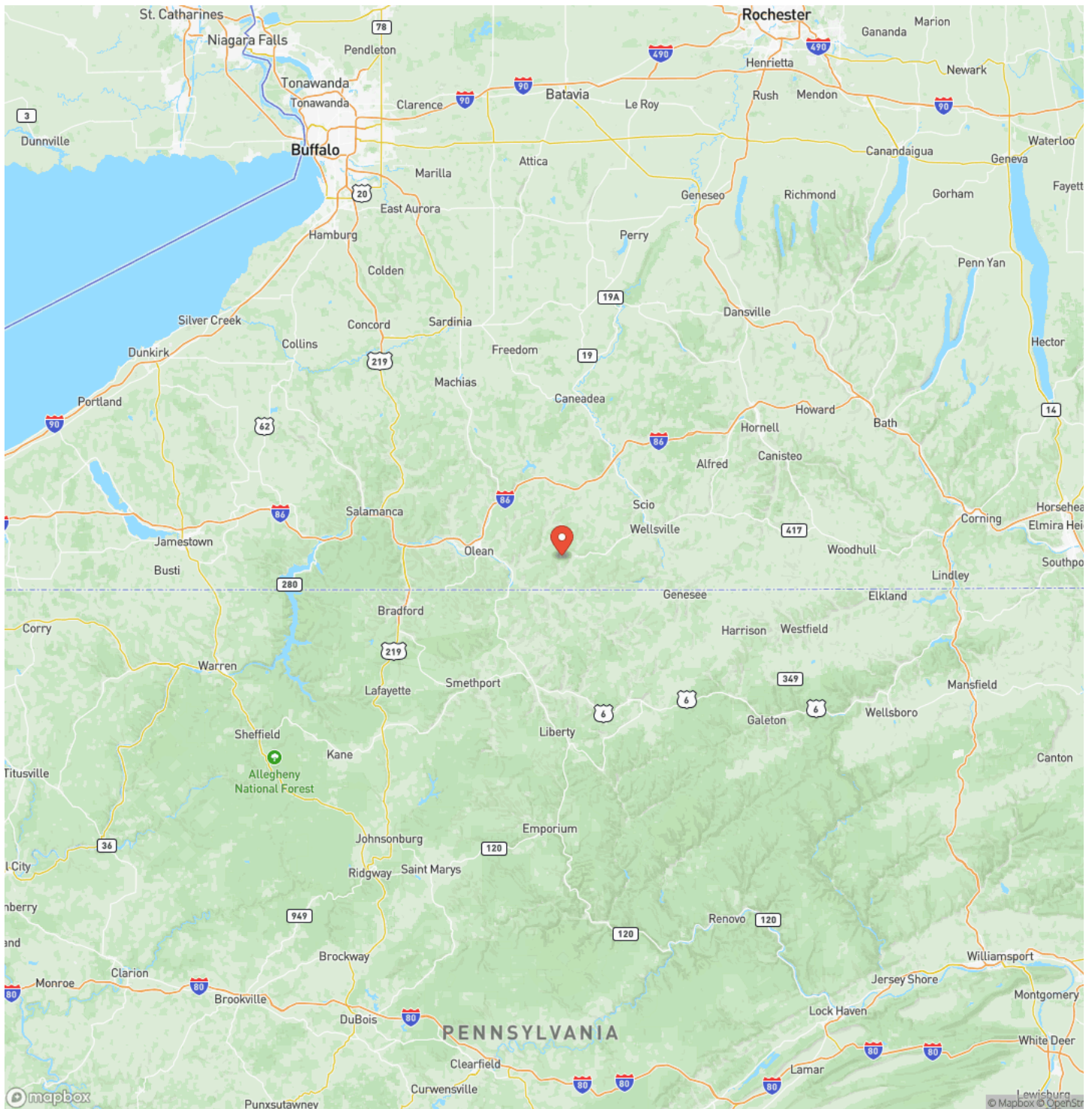
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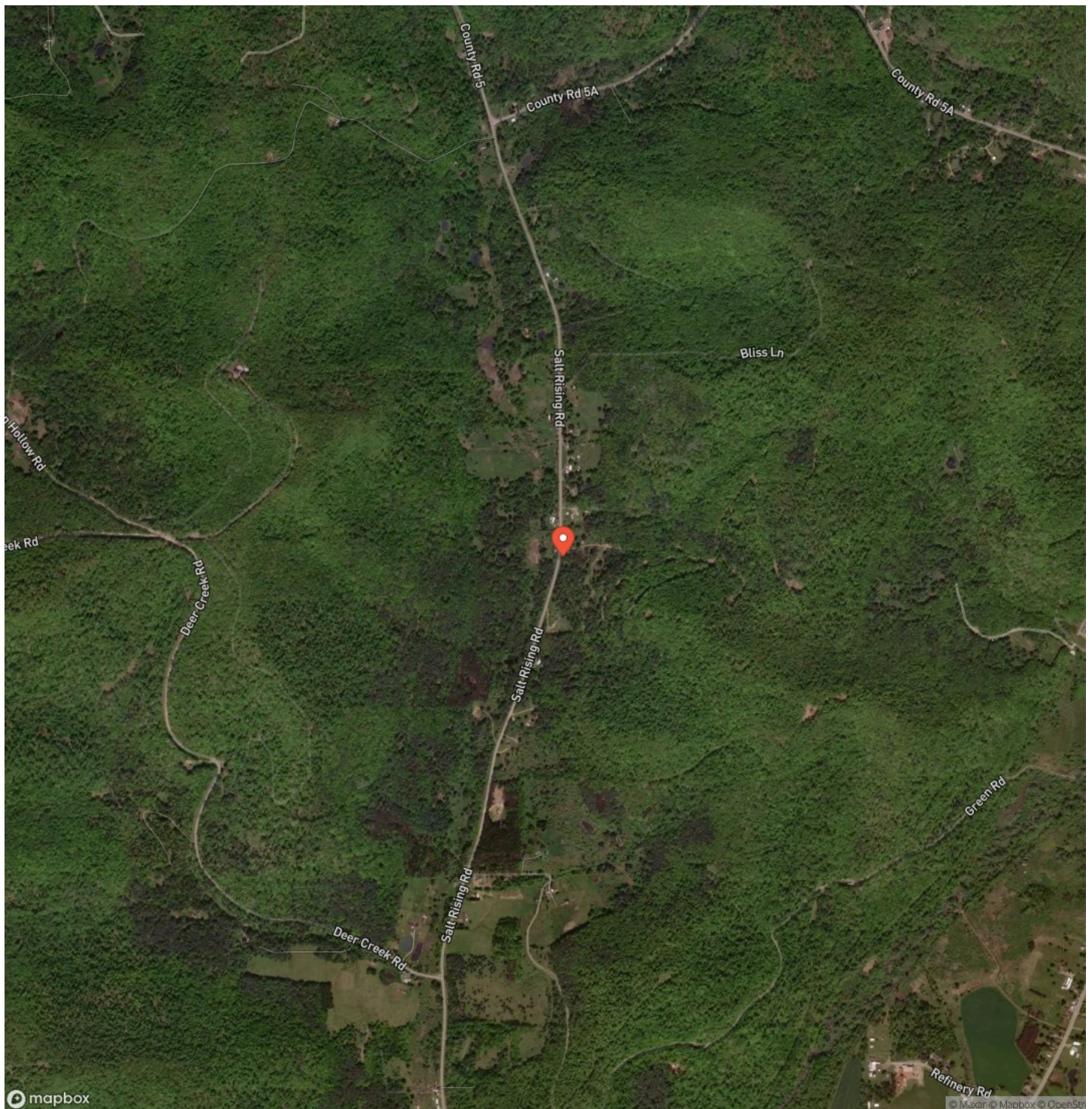
Locator Map



Locator Map



Satellite Map



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Bolivar, NY / Allegany County

LISTING REPRESENTATIVE
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NOTES

Notes section with multiple horizontal lines for text entry.

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

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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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