

Coss Corners
Coss Corners Road
Bath, NY 14810

\$275,000
112± Acres
Steuben County



Coss Corners
Bath, NY / Steuben County

SUMMARY

Address

Coss Corners Road

City, State Zip

Bath, NY 14810

County

Steuben County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

42.2775 / -77.4208

Taxes (Annually)

4283

Acreage

112

Price

\$275,000

Property Website

<https://www.landleader.com/property/coss-corners-steuben-new-york/37591>



MORE INFO ONLINE:

TimberlandRealty.net

PROPERTY DESCRIPTION

Completely wooded with significant timber, stream abundant road frontage on both sides of road and adjoins State Land for sale. What a fantastic piece of property with a great mix of habitat and food types to hold deer and turkey, a seasonal stream, great terrain, mix of oak, pines, spruce, larch, maple, white pine with plenty of room to build and also adjoins State Land!

The timber was inventoried in February 2023 by FORECON, Inc. and shows a volume of approximately 226,116 boardfeet, Doyle log rule, dominated by red oak. The inventory was only completed on the north side of the road as timber is more prevalent there than on the south portion. The south portion has a great mix of larch, spruce, red pine, oak maple, some old apple orchard and more. The abundance of deer trails and feeding areas is easy to see.

The property adjoins public land on the south boundary that combines with other public lands to provide over 1,000 acres of additional land for your recreational pleasure.

There is over 1,500 feet of frontage on both sides of Coss Corners Road and electric is available along road front.

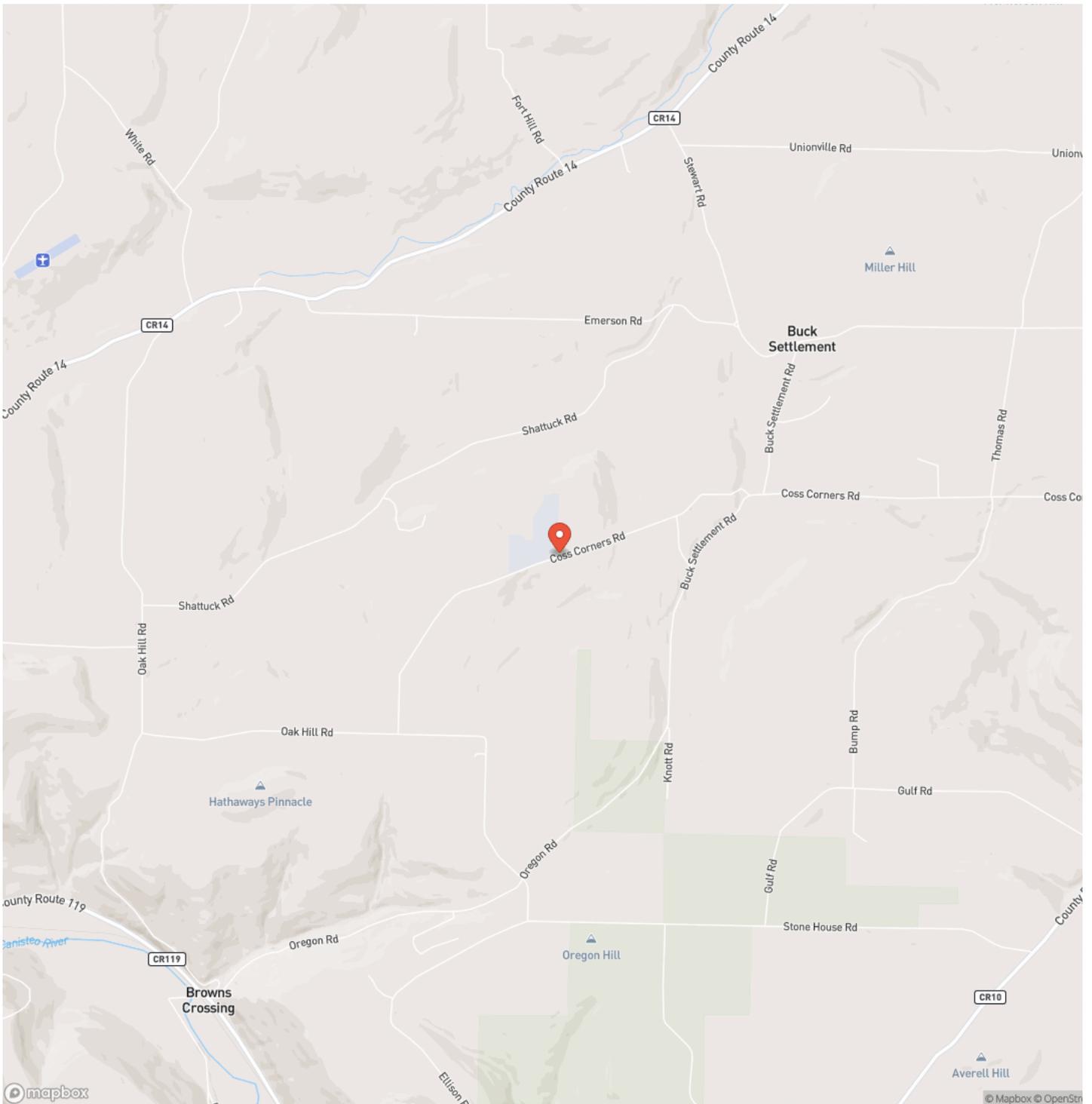
The tract is also only minutes from the Canisteo River for excellent fishing, canoeing and kayaking and is in the southern portion of the Finger Lakes Region with numerous wineries and Finger Lakes fishing and boating available on Keuka or Seneca Lake.

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.

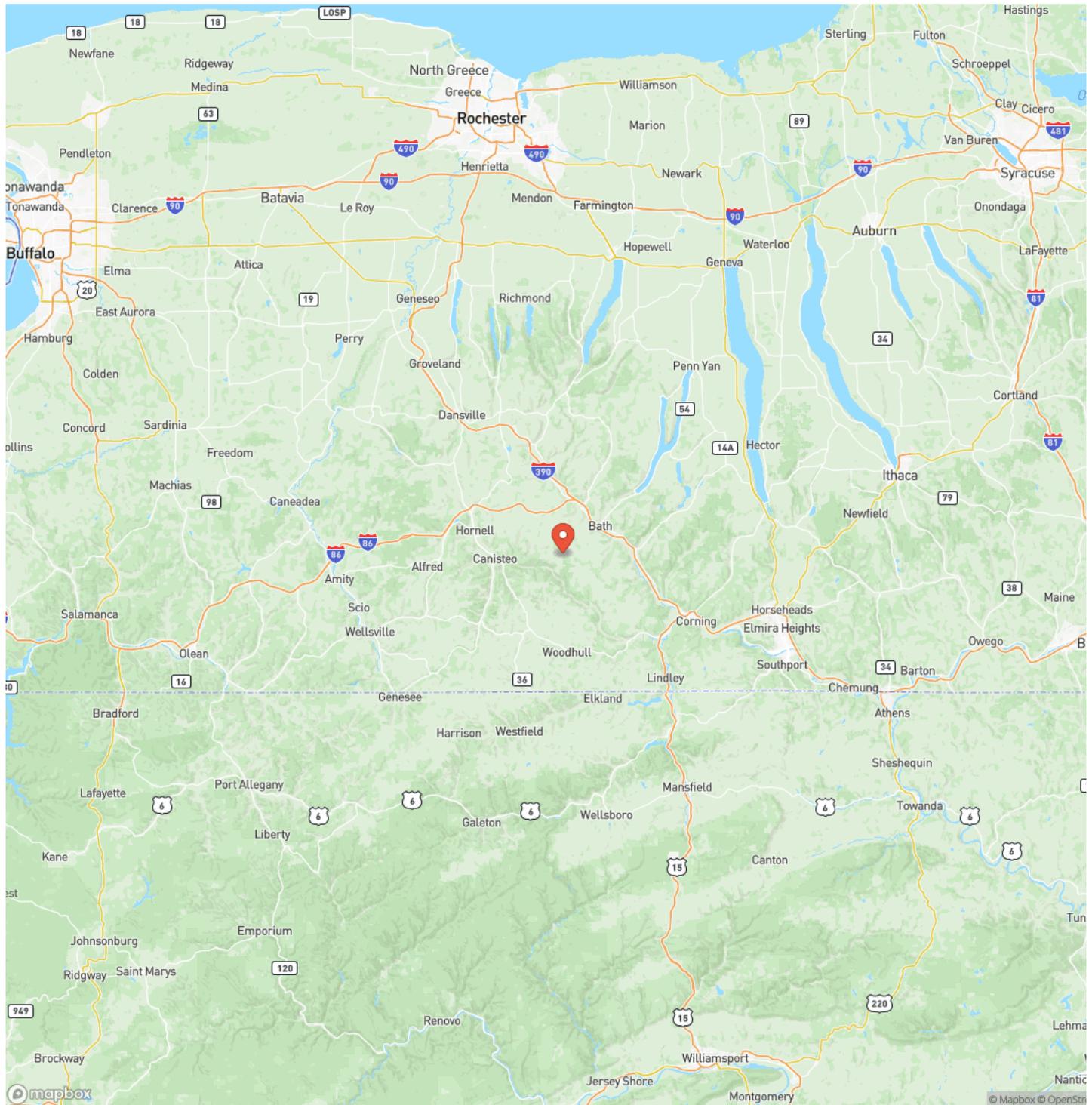
Coss Corners
Bath, NY / Steuben County



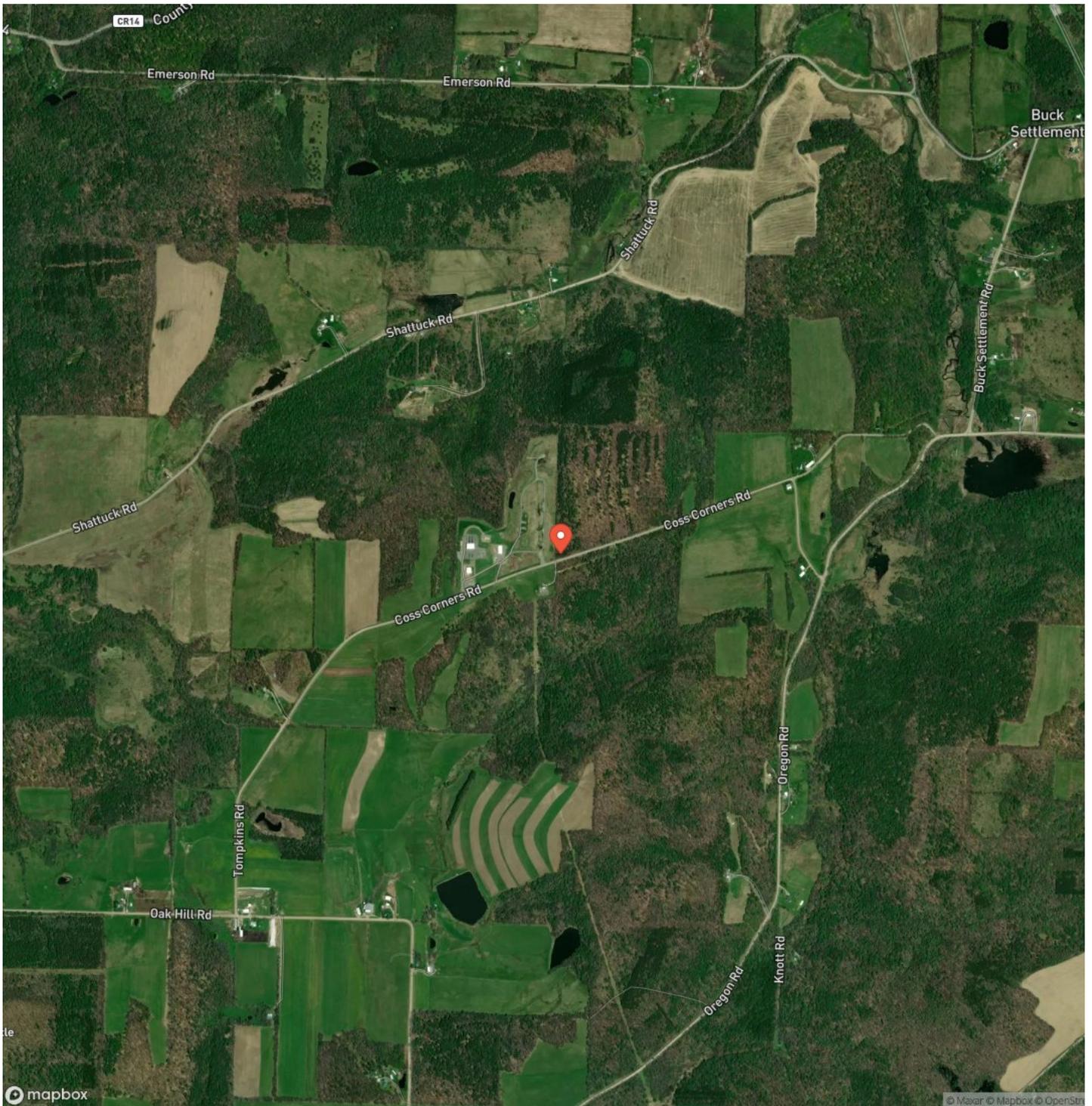
Locator Map



Locator Map



Satellite Map



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



MORE INFO ONLINE:
TimberlandRealty.net