

Beaver Dams Beauty
249 Clute Hill Extension
Richford, NY 13835

\$124,900
50± Acres
Broome County



Beaver Dams Beauty
Richford, NY / Broome County

SUMMARY

Address

249 Clute Hill Extensioin

City, State Zip

Richford, NY 13835

County

Broome County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.381300 / -76.118000

Acreage

50

Price

\$124,900

Property Website

<https://www.landleader.com/property/beaver-dams-beauty-broome-new-york/32121>



PROPERTY DESCRIPTION

New York completely wooded land with timber, stream, adjoining state forest and on snowmobile trail for sale. Located in the heart of CNY this property is an excellent long term timber investment that is close to many different potential markets. This area of NY is also known for its high-quality timber resource because of the productive, well drained soils. This 50-acre property has been managed for decades for timber production. A cruise conducted in 2019 by F&W Forestry and adjusted for growth shows 247,000 boardfeet doyle log rule. The main hardwood species are hard and soft maple, with substantial volume in hemlock which is very sought after in the area. There is a managed thinning already marked and ready for the new owner, if desired, that would removing undesirable timber, white ash and over mature timber that could generate revenue immediately. The marked timber has not been sold.

Aside from the timber there are also recreation opportunities aplenty on this property. It is located ON the snowmobile trail allowing you to take your sleds right from your property to the hundreds of miles of groomed trails the area has to offer. It is also bordered on three sides by Beaver Dams State Forest which is well known for quality large and small game hunting. The stream that runs through the property is also a tributary to Dudley Creek which is known as one of the better trout streams in the area. With a little bit of bulldozer work you could also easily put in a pad for an off-grid cabin or pad for your camper or recreational vehicle.

Whether you are looking for a long-term timber investment or a place to get away from it all or a mix of both, this property is the one. Call Brad today to set up a time to take a walk!

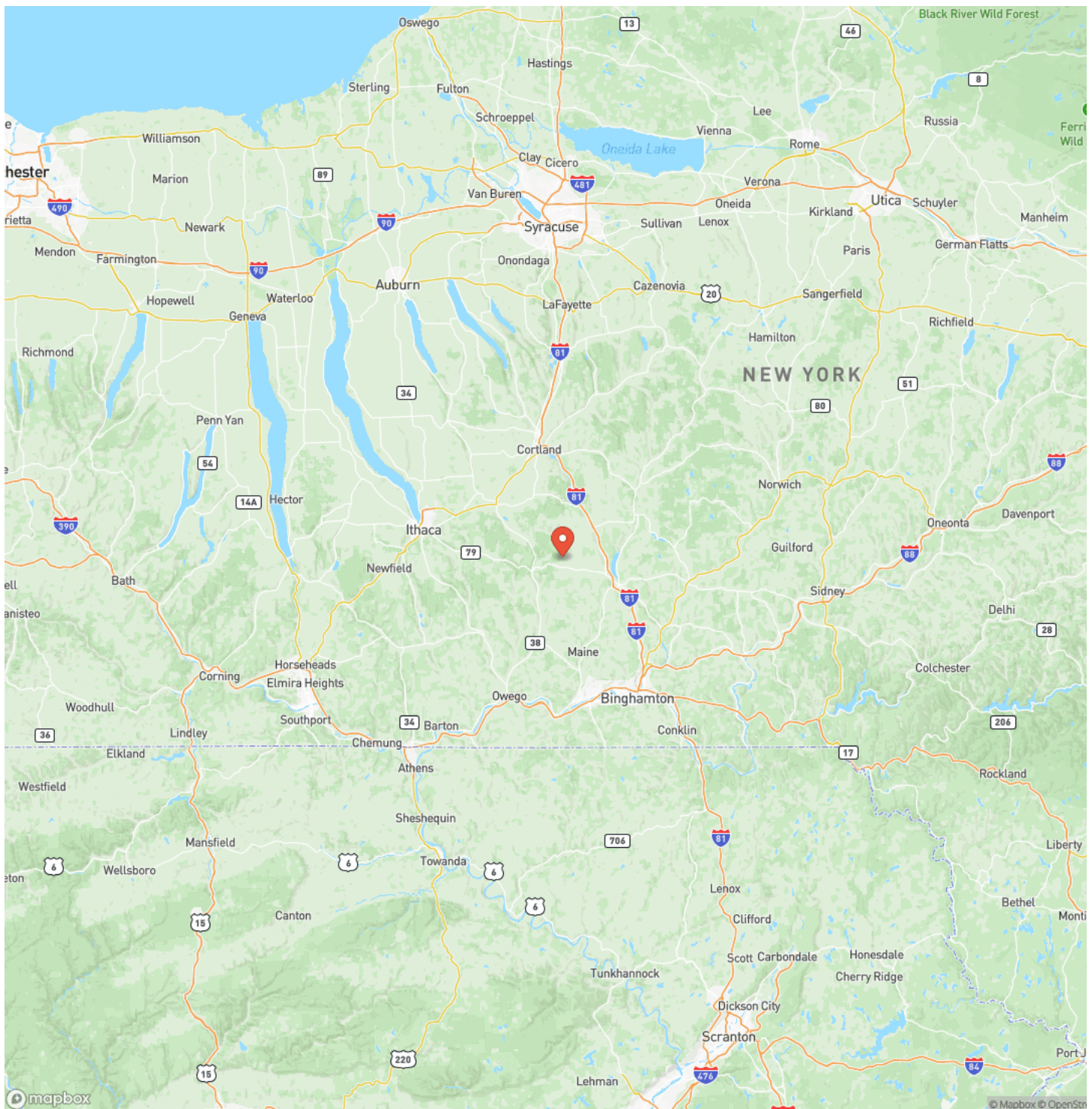
Beaver Dams Beauty
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Locator Map



Locator Map



Satellite Map



Beaver Dams Beauty

Richford, NY / Broome County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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DISCLAIMERS

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