

Hyer Road Secluded Acres
Hyer Road
Lincklaen, NY 13052

\$149,900
50± Acres
Chenango County



Hyer Road Secluded Acres Lincklaen, NY / Chenango County

SUMMARY

Address

Hyer Road

City, State Zip

Lincklaen, NY 13052

County

Chenango County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

42.667 / -75.8331

Taxes (Annually)

2358

Dwelling Square Feet

140

Acreage

50

Price

\$149,900

Property Website

<https://www.landleader.com/property/hyer-road-secluded-acres-chenango-new-york/37460>



Hyer Road Secluded Acres Lincklaen, NY / Chenango County

PROPERTY DESCRIPTION

This 50 acre property is fully surrounded by the 4,655-acre Lincklaen State Forest and has approximately 850' of road frontage on both sides of Hyer Rd. Features include a small cabin, campsites with fire rings, picnic area, and range. This is a great place for quiet and private days or weeklong getaways for hiking, camping, hunting, or your own private shooting range.

The property is completely wooded with an excellent mix of hardwoods, early successional forest and softwood plantations, including a concentrated grove of mature Norway spruce just across the stream. This diverse habitat creates endless opportunities for many different game and non-game species alike. The topography is gently sloping uphill from the road on the west side of the road, on the east side there is a clear trout stream that runs all year long. Once you cross the stream the topography starts to slope uphill until you reach the top of the ridge where it flattens out allowing you to see through the picturesque open hardwoods. The boundary lines of the property are well marked with yellow blazes, NYS signs and posted signs.

There is no lack of sign for deer and turkey and grouse with abundant game trails throughout the hardwoods and along the edge of the drainages. The 50 acres qualifies for additional deer management permits. There are logging trails that will get you to all of the main areas on the property including the interior camp sites on both sides of the road. On the east side there is a cleared picnic area with park style barbecue, and a private 75-yard archery and shooting range which may be extended to 100 yards. There is an isolated one room gambrel style cabin for privacy, with double pane windows and screens that is fully insulated. The cabin is built and has been used for all-weather summer and winter camping for many years by the sellers. It is a well built yet simple structure measuring 10' x 14' and has an open area single floor downstairs with counter and shelving, the area used for eating, sleeping, cooking and indoor activities. It has a 4' loft area that was used for sleeping and storage areas. Portable and folding furniture, along with mattresses, sleeping bags and pads have all been used in the past. It has been used by the sellers (individuals, family and children) on day trips, overnights and week long getaway camping and hunting, rain or shine. There is a dug outhouse with additional space for storage. On the west side of the road there is a camp site with fire pit near the top of the hill giving you and excellent view down toward the stream. There is an endless supply of wood for the gathering for outdoor cooking or all-night campfires.

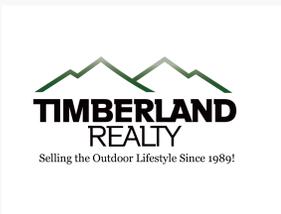
Access to the property is gained via the town gravel road where you can park on the side of the road or on a cleared area of the property. You may continue into the woods with an ATV or on foot. There are cleared foot trails and former logging trails to help facilitate recreation or timber harvesting. Winter recreation includes the snowmobile trail that runs along Hyer road that can also be used for snowshoeing and cross country skiing. The property is currently well stocked with mature white ash, sugar maple and black cherry. A timber harvest should be conducted to capture the value of the white ash sawtimber prior to its destruction by the emerald ash borer.



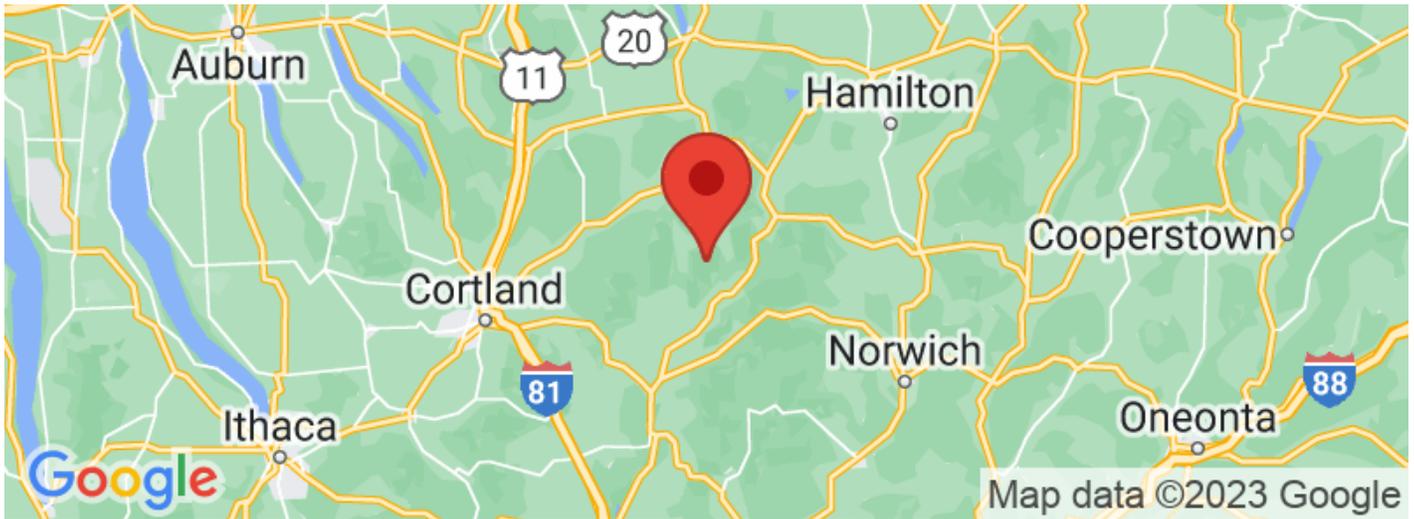
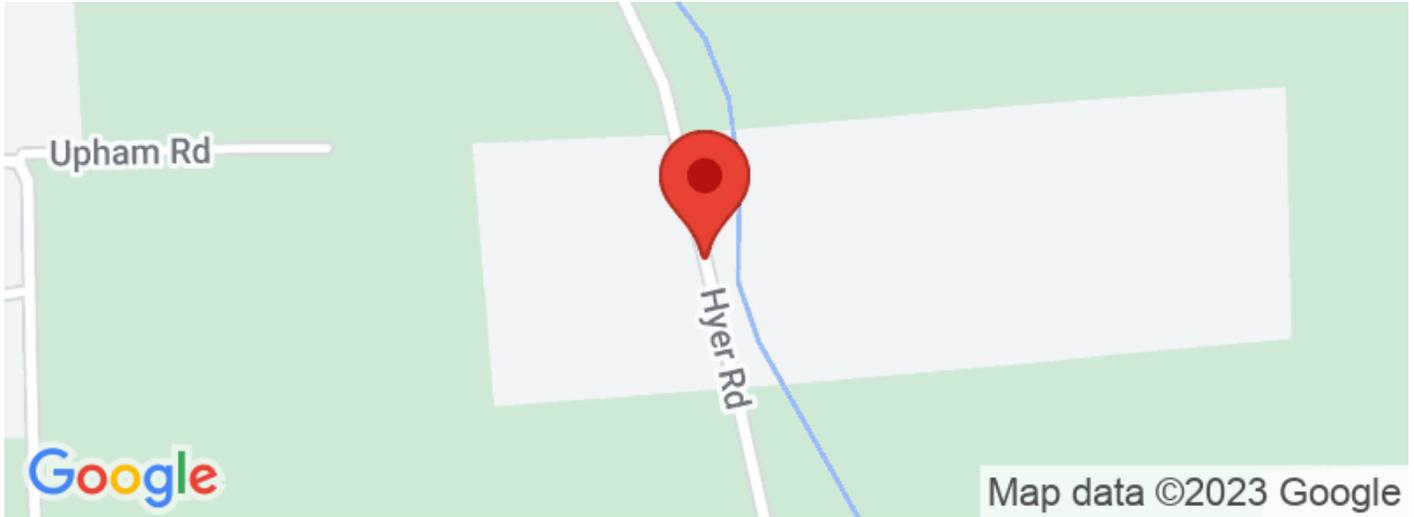
The property is off-grid but has been enjoyed by the sellers using propane cooking and lanterns, kerosene heating, battery and hand-generator radio and lighting, and gasoline generator. There are many areas that can become other camp and cabin sites, from along the road to within the acreage. There is no electric available at the road frontage. About 5 minutes and you can be in South Otselic where you will find a pizza shop, store and gas station for your weekend supplies. If you are really looking to get away from it all you won't find a property that has all the features that this listing has. Give Brad a call today to schedule an appointment!



**Hyer Road Secluded Acres
Lincklaen, NY / Chenango County**



Locator Maps



Aerial Maps



**Hyer Road Secluded Acres
Lincklaen, NY / Chenango County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Bradley Wentworth

Mobile

(607) 345-4800

Email

bwentworth@timberlandrealty.net

Address

PO Box 31

City / State / Zip

South Otselic, NY 13155

NOTES

MORE INFO ONLINE:

timberlandrealty.net/

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/