

**East River Escape**  
Steam Valley Road  
Olean, NY 14760

**\$169,000**  
43.350± Acres  
Cattaraugus County



**East River Escape**  
**Olean, NY / Cattaraugus County**

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**SUMMARY**

**Address**

Steam Valley Road

**City, State Zip**

Olean, NY 14760

**County**

Cattaraugus County

**Type**

Hunting Land, Recreational Land, Horse Property

**Latitude / Longitude**

42.069102 / -78.408141

**Taxes (Annually)**

4683

**Acreage**

43.350

**Price**

\$169,000

**Property Website**

<https://www.landleader.com/property/east-river-escape-cattaraugus-new-york/43882>



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**PROPERTY DESCRIPTION**

Wonderful property loaded with possibilities, containing 3 adjoining parcels that total 43.35 acres. The first parcel is a 5.15-acre parcel with a 10 stall horse barn with electric that can be accessed from Steam Valley Road. A portion is cleared and is ready to build on.

The other two parcels are a combination of open and wooded land, where deer and turkey evidence abound. Both have narrow frontage on East Riverside Road and contain a 25.85-acre parcel and a 12.35 acre parcel. There are some internal woods trails that would be great for horseback riding, ATV's and hiking. There is plenty of room for pasture, food plots or both!

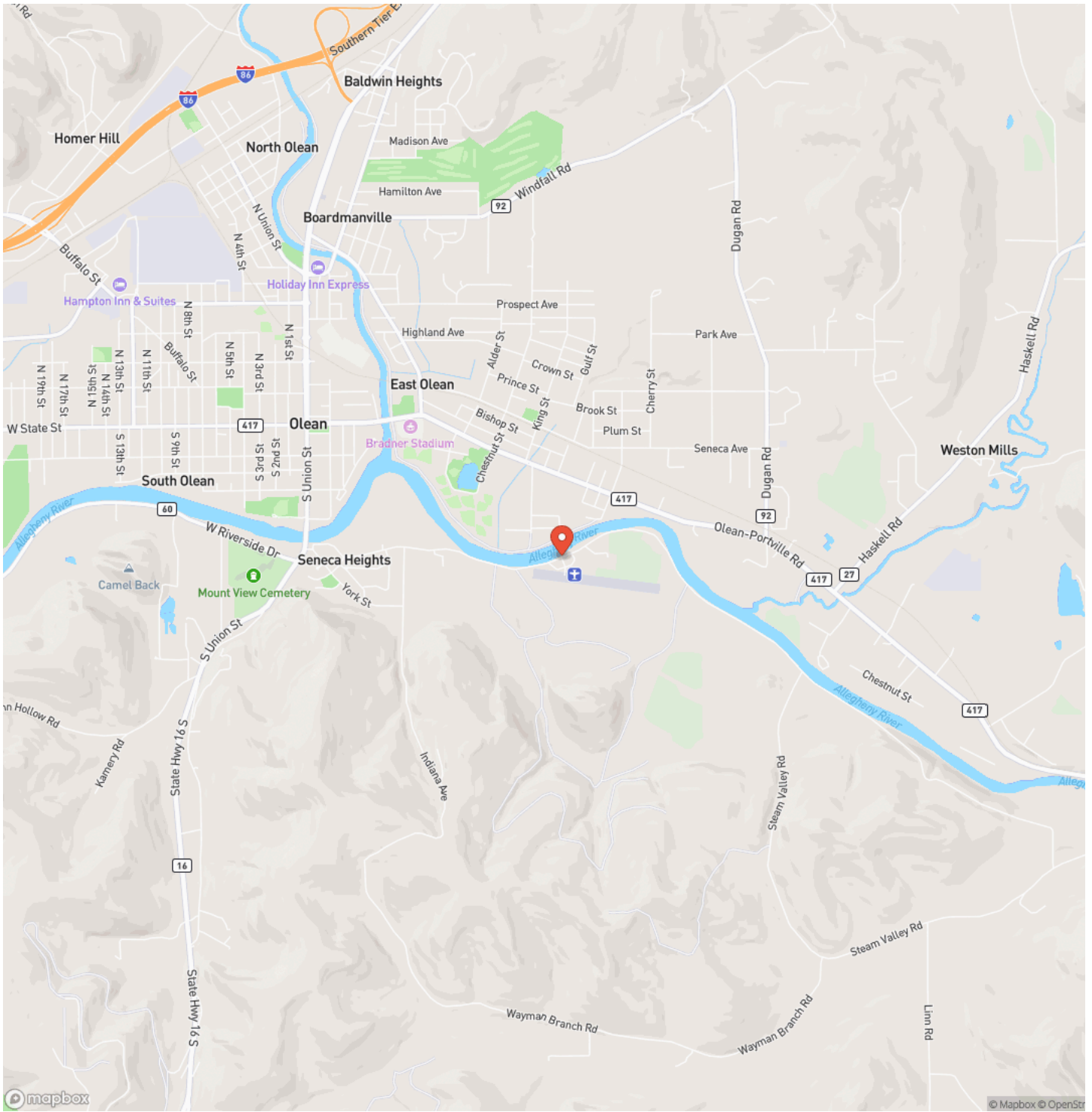
There is also frontage on the Allegheny River which provides excellent opportunities for fishing numerous species of fish, including: Smallmouth Bass, Walleye, Northern Pike, panfish and more. This property is located close to Rock City Park and also the City of Olean, which can help fulfill both your rural and urban needs.

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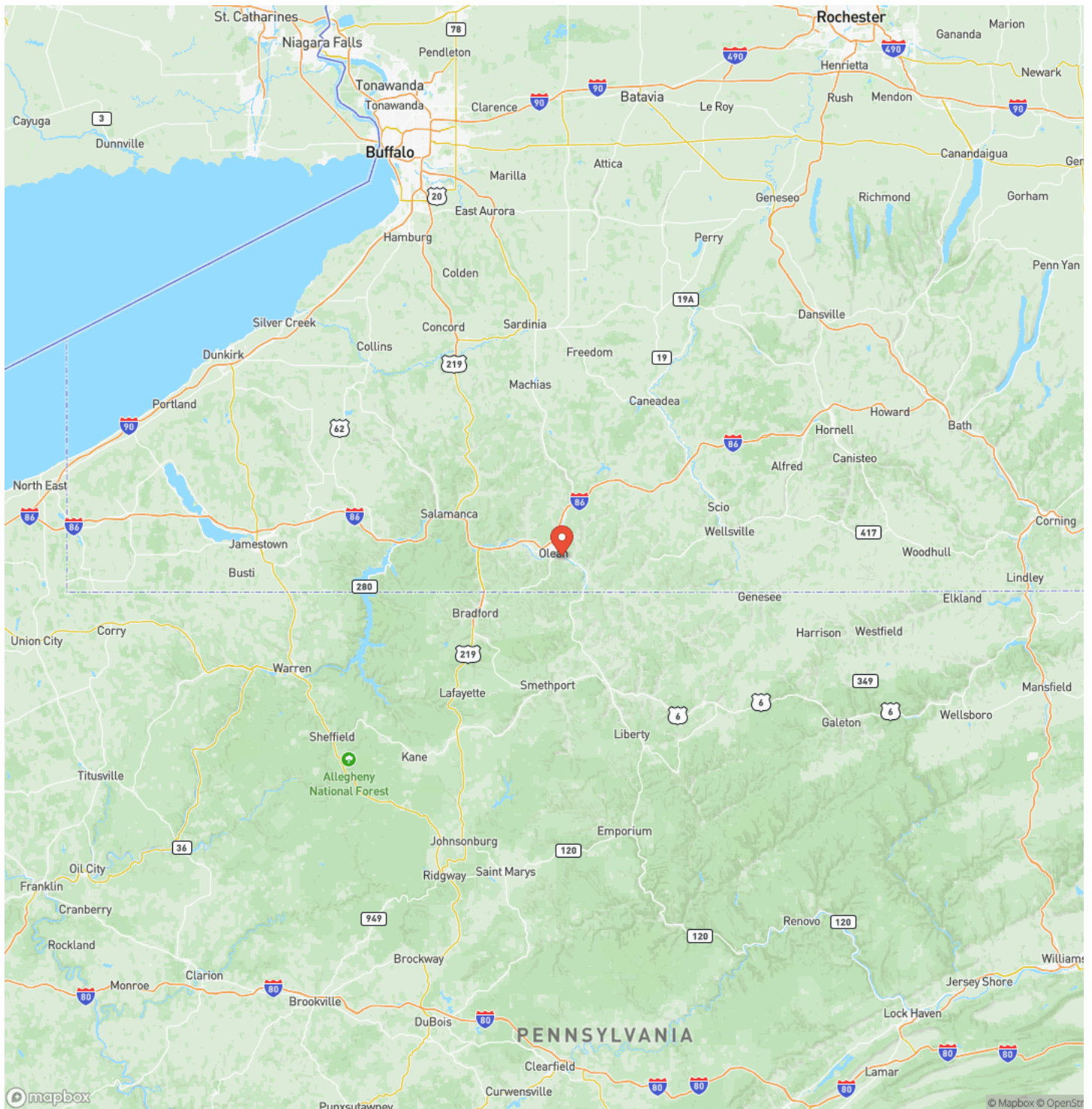
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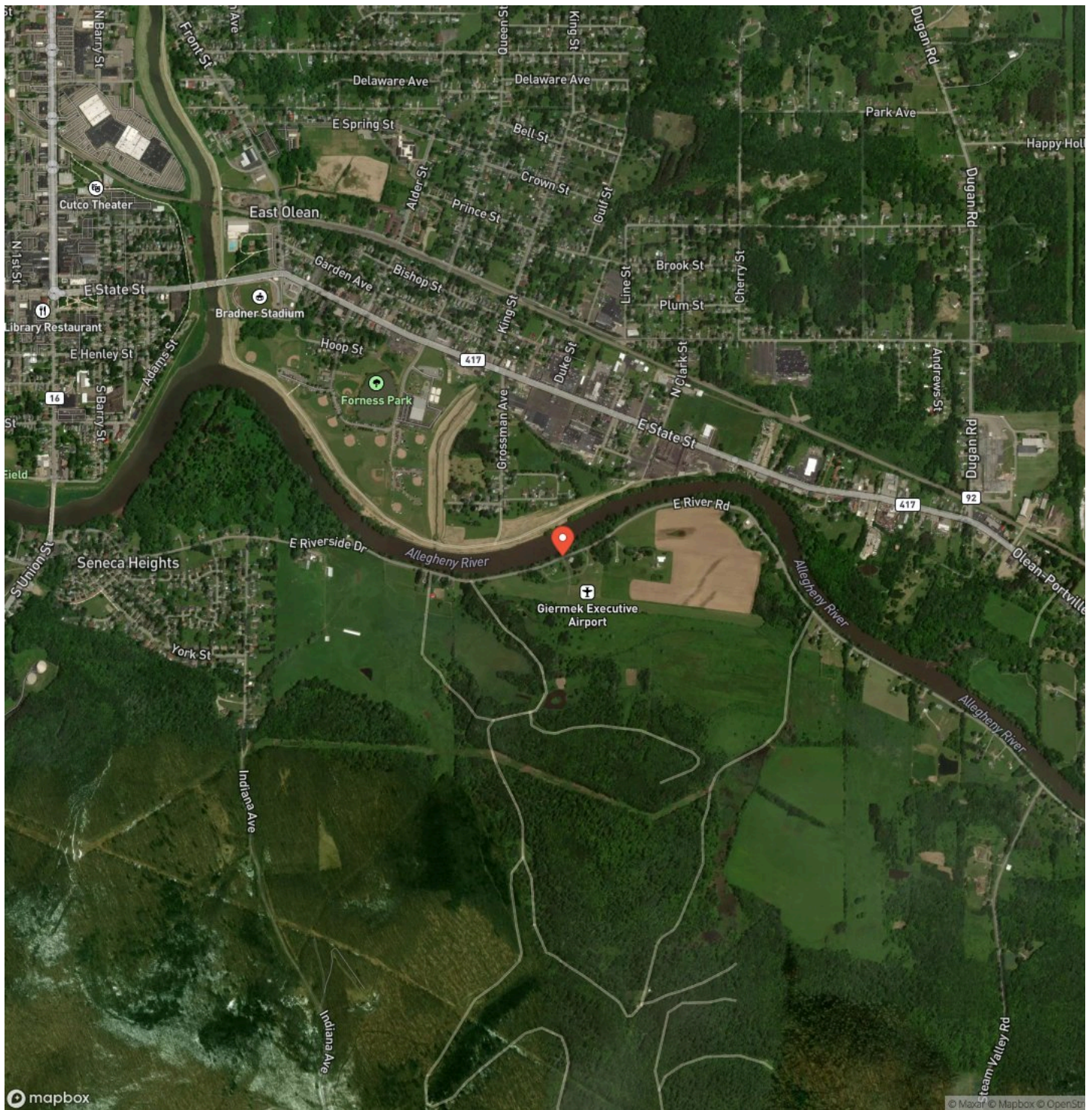
# Locator Map



# Locator Map



## Satellite Map









## **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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