

Morgan Hollow Hideaway
Morgan Hollow Road
Olean, NY 14760

\$165,000
43.560± Acres
Cattaraugus County



Morgan Hollow Hideaway
Olean, NY / Cattaraugus County

SUMMARY

Address

Morgan Hollow Road

City, State Zip

Olean, NY 14760

County

Cattaraugus County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.1598 / -78.4572

Taxes (Annually)

686

Acreage

43.560

Price

\$165,000

Property Website

<https://www.landleader.com/property/morgan-hollow-hideaway-cattaraugus-new-york/68764>



Morgan Hollow Hideaway
Olean, NY / Cattaraugus County

PROPERTY DESCRIPTION

The property is completely wooded with a solid gravel drive at the road front leading to a former log landing which would be a great spot for home, camp or camper. The woods is comprised of hard maple, soft maple, black cherry, red oak, white oak, beech and white pine.

Timber was harvested in the recent past leaving an excellent internal trail system that accesses every part of the property. The release of the regeneration here is providing excellent food and cover for deer, turkey and the occasional grouse. Deer sign is abundant throughout the property.

The property is located only minutes from Allegany and Olean for all the amenities and services. For additional recreation, the Allegheny River is also only minutes away for canoeing, kayaking and fishing as is Ischua Creek, known for its excellent trout fishing. Holiday Valley Resort is only 14 miles away for skiing, golf, canopy tours and more. Cuba Lake is also only 12 miles away for boating and fishing making this a great opportunity to own a property centrally located to some of the best recreational opportunities in this area.

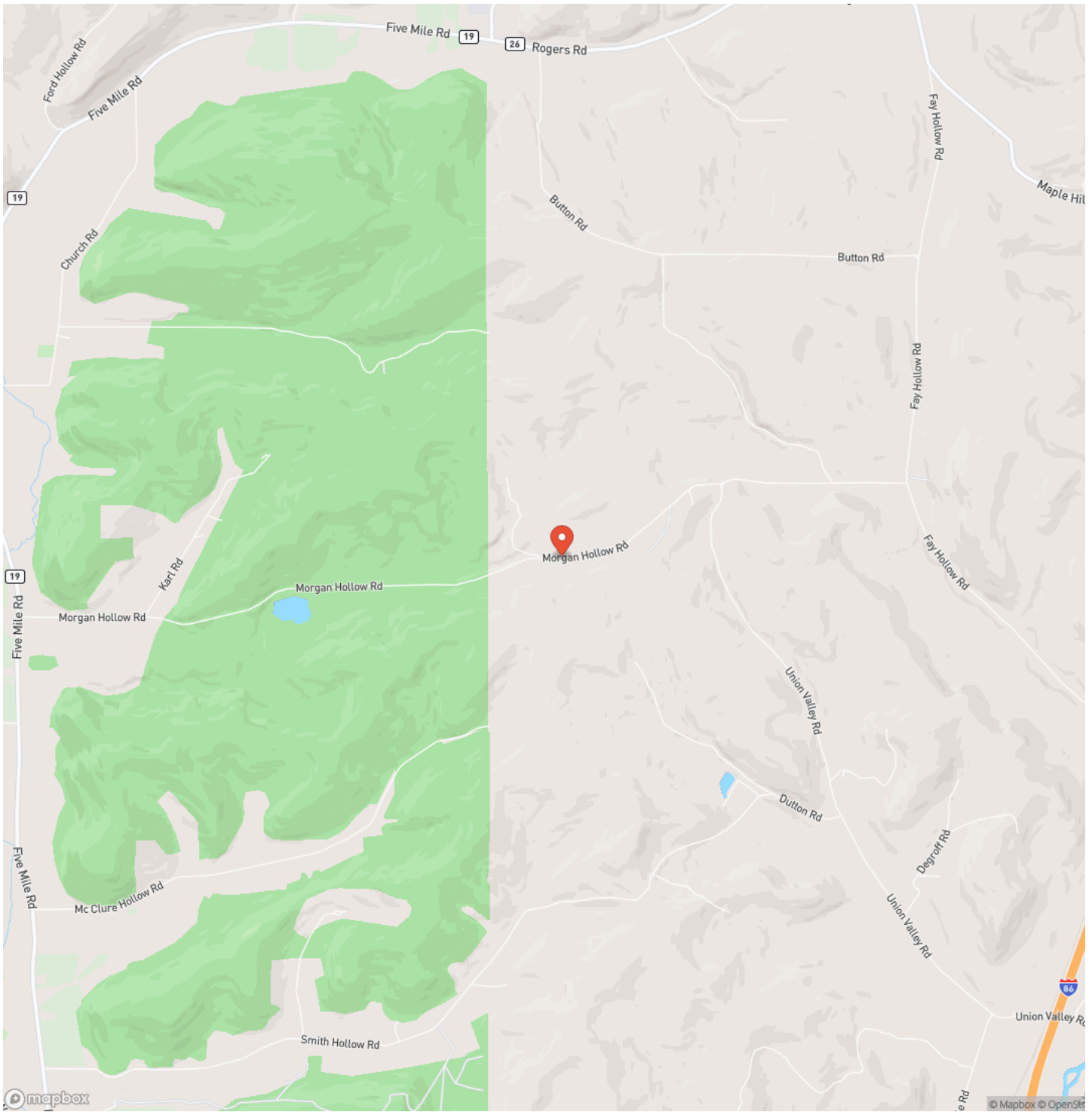
The property has approximately 867 feet of road frontage on Morgan Hollow Road and electric is available at the road front.

Property boundaries are blazed and painted yellow. Oil, gas and mineral rights were reserved by a previous owner and do not transfer.

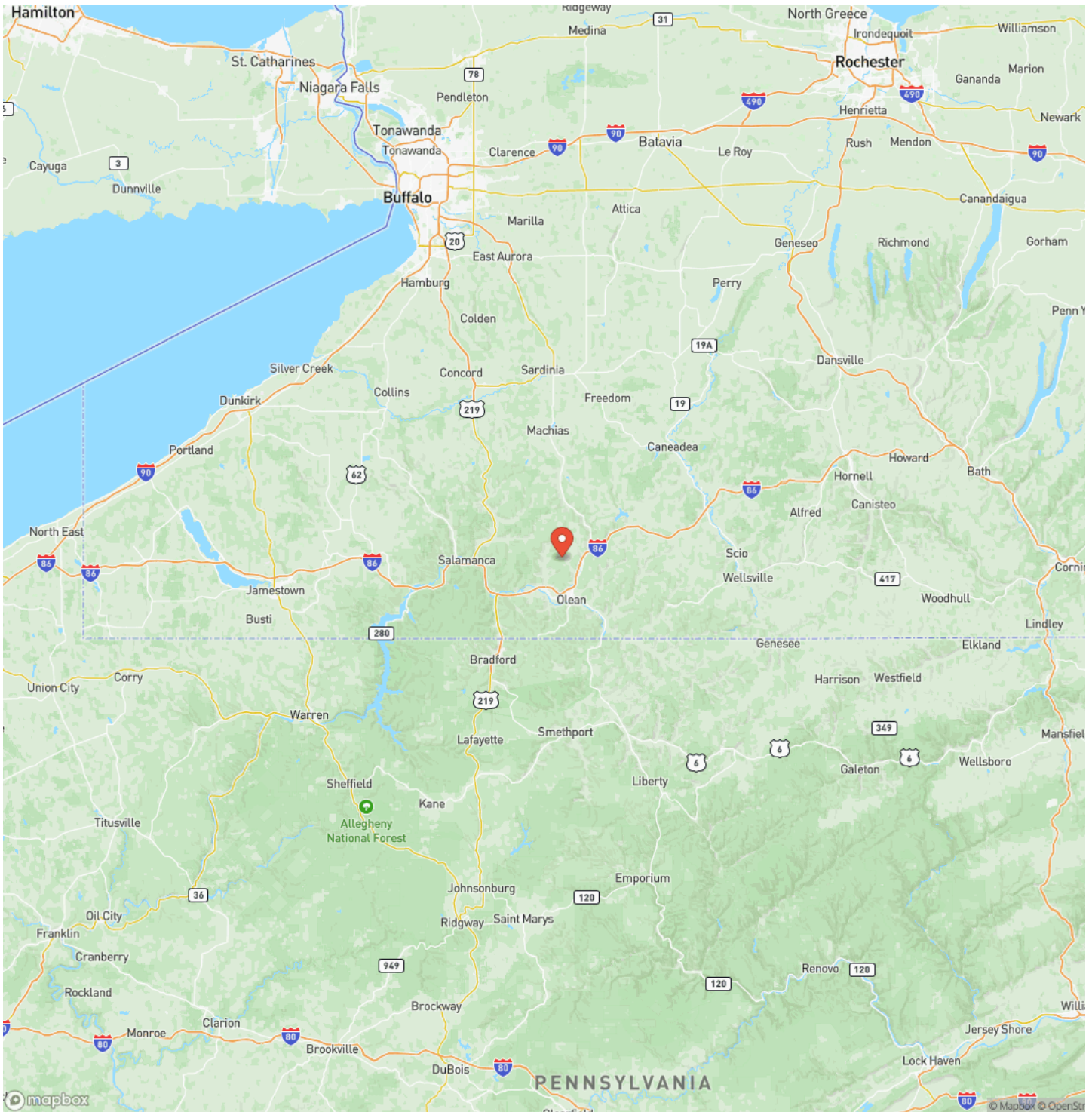
Morgan Hollow Hideaway
Olean, NY / Cattaraugus County



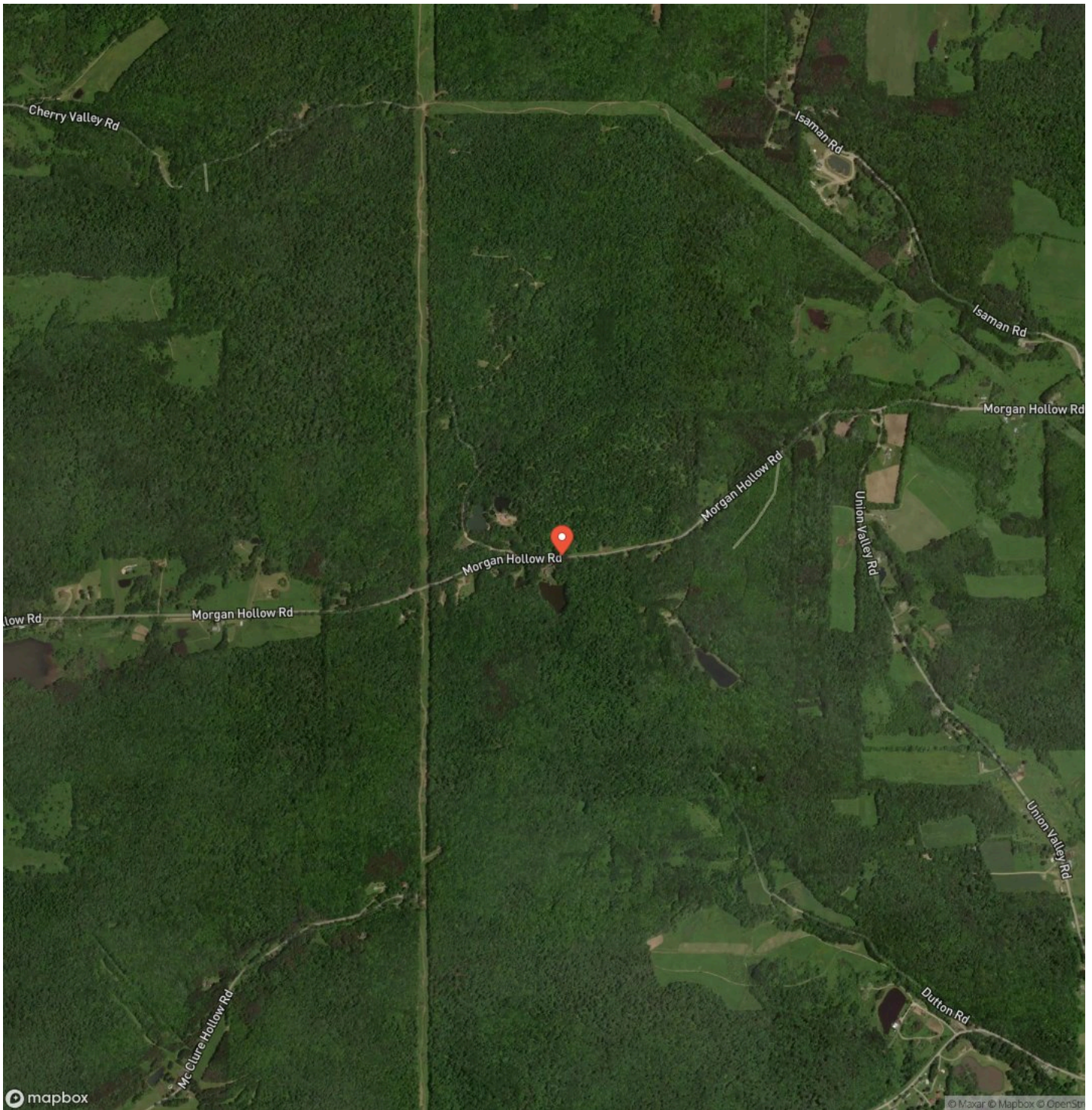
Locator Map



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

