

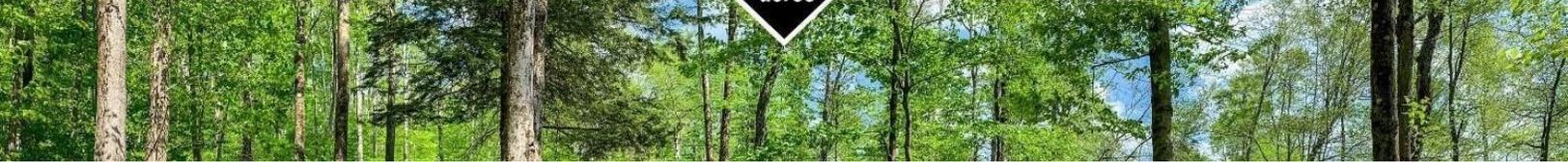
Land - Sidney, NY



LAND with OPPORTUNITIES

+/-30
acres

HUNT, HIKE, ATV, SNOWMOBILE, BUILD



0 County Highway 44, Sidney, NY, 13849

Offered at \$72,000

~30 acres mostly wooded, with trail system, potential views and southwestern facing slopes in the Unadilla Valley. With over 700 feet of road frontage along County Highway 44 in Unadilla, NY, you have choices. This property is part of a larger property and will be surveyed and separated prior to closing. (Taxes tbd post- subdivision.) There is a driveway started from timbering over the years, but you can place your dream home and access anywhere along the road. The property is mostly wooded with some openings towards the top (1400 feet elevation). The southwestern facing slope means sunny warmth year-round. Clear a few trees from the top and open a brilliant view that looks out over the Unadilla valley. The timber was cut approximately 4 years ago. The stand is now stocked with smaller diameter trees under the 15" diameter class. For those looking to hunt, there is a mix of maturing coverage, as well as several ideal clearings throughout the stand. A very nice benefit from the timber harvest is the road system. This former logging trail is open and ready for hiking and ATV use. The land adjoins other wooded acreage, which creates a nice contiguous block of advantageous habitat for wildlife. The property could be your ideal home site, as well. Whether you chose a spot near County Highway 44, or push higher into the mountain privacy, you have options on this lot. There is phone and electric service on the adjoining property so connectivity is not a problem. This piece of land offers your own woodland retreat without being in the middle of nowhere. Easy access to I-88 means you can be in Oneonta, or Sidney quickly. And Binghamton and Albany are easy trips, as well.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
32.95 acre (lot size)
Built: Unknown year



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