

Land for Sale by Owner
23.8 Acres in the Sugar Hill State Forest
Walking Distance to Farm Sanctuary
\$89,000



If you are interested in walking the property, have additional questions, or would like to make an offer, please contact Katherine Croom at (607) 535-2504. Please do not trespass, thank you.

Enjoy the peacefulness of a forest...



Nestled within the 12,000 acres of the Sugar Hill State Forest this 23.8 parcel of land is mostly wooded, except for a small clearing. The clearing is home to a water pump and an old cabin.

The cabin is approximately 700 square feet with an open floor plan and a loft. It has two disconnected, cast iron wood stoves: one for heating and one for cooking (pictured right). Although dry inside, the cabin needs a lot of work including structural support, flooring, walls, windows, etc. There is no plumbing or out house. The cabin is being sold "as is".



The current owner secured financing from Tom May of Community Bank in Penn Yan, NY (315) 536-3331. Homeowner's insurance for the cabin is currently provided by Stork Insurance Company of Penn Yann, NY (315) 536-2363.

The tax map number is 61.0-1-12. Although some paperwork says the town of Tyrone, the survey map clearly puts the land in the town of Orange (Schuyler County, Bradford School District). Taxes in 2008 were \$587.77 for county tax and \$627.80 for school tax.

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The driveway is located about 1/4 mile from the Farm Sanctuary down a dirt lane called Pine Knob Road.

The land is home to many species of wildlife, including some magnificent ant hills (pictured right).

There is an old, stone foundation in the woods near the cabin and some overgrown fruit trees.

The hand pump behind the cabin always produces clear water and appears to be fed from a well or spring deeper in the woods.



The land is near the Tuscarora trailhead, part of the Six Nations Trail System (see last page, note darkened areas indicate State land). This system of trails can be used to connect with the Finger Lakes Trail.



Town of Orange

899 Hornby Rd., Beaver Dams, NY 14812
(607) 962-2978

Office hours: Tuesday/Thursday 7:00 pm-9:00 pm
Saturday 8:00 a.m. - 12:00 noon

Code Enforcement Officer

Albert Buckland
899 Hornby Road, Beaver Dams, NY 14812
H: 292-6281 Cell: 368-6397

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Six Nations Trail System

Enjoy your visit. It is your public forest land.
Please sign in at the register.

For more information:

State Forests
NYSDEC
7291 Coon Rd.
Bath, NY 14810
607-776-2165

Forest Ranger
William Meehan
4393 Co. Rte.25
Dundee, NY 14837
607-592-1730

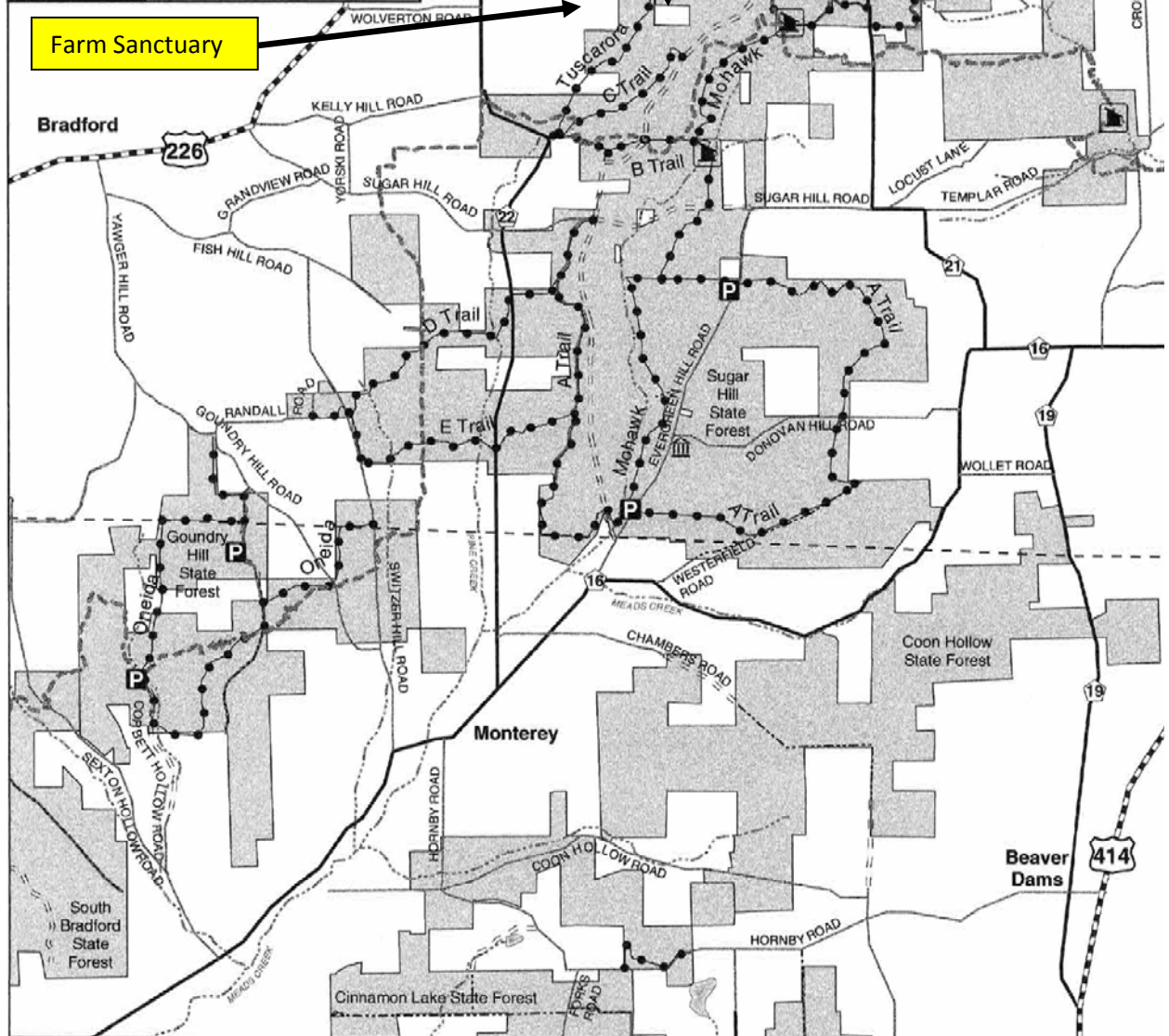
Police/Fire
Ambulance
Schuyler County
Sheriff
911

State Forest
Law
Enforcement
Dispatch Center
877-457-5680

Fire Tower Rec Area

0 250 500 Feet

- Bathrooms
- Fire Tower
- Horse Ramp
- Horse Stalls
- Kiosk
- Observers Cabin
- Pavilion
- Picnic Area
- Radio Tower
- Rec Building
- roads
- trails



Farm Sanctuary

Land

www.dec.ny.gov

Legend

State Land Boundary	Finger Lakes Trail	State Route
Lean-to	Motorized Access Program for People With Disabilities	County Route
Fire Tower Rec Area	Multi-Use Trails	Town Rd
Parking Lot	Creeks	Seasonal Rd
		Gated Access Rd
		powerline

Miles 0 0.5 1 2