# New York Rural Land Investment Opportunity

## MILL CREEK WOODLAND | Otego, New York | 77± Acres



Mill Creek Woodland offers a quality 77± acre rural land investment with 650± feet of road frontage providing access to a recently managed, park-like setting with a 360 degree viewshed. The property is located in southcentral New York between the Catskills region and Adirondack Park on the southeastern border of Otsego County. Located just 6 miles from the small central New York city of Oneonta, this rural region is a mix of woodlots, farm fields and rural residential land use. Accessed directly from Mill Creek Road, internal trails provide extensive access through open woods and gently rolling to moderately sloped terrain. The property appears to have local electrical access as well as several suitable building sites, including the flat ridgeline where views of the surrounding landscape would be sensational. Mill Creek Woodland offers a professionally managed forest resource that includes hemlock, white pine, various oak species, and both red maple and sugar maple.

The property's location offers a plethora of opportunities. A 6-mile drive to I-88 provides access northeast and southwest to Albany (1.5 hours) and Binghamton (1 hour), respectively. The Catskills, a short trek south, provide over a quarter million acres of forest with ample opportunities for recreational pursuits including hiking, camping, fishing, horseback riding, and skiing. The city of Oneonta supports a population of 15,000+ and includes a SUNY University and a community that offers a well-known commitment to the arts.

**OFFERED AT $150,000**

LandVest

For additional information or to schedule property tours, please contact:

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**www.landvest.com**

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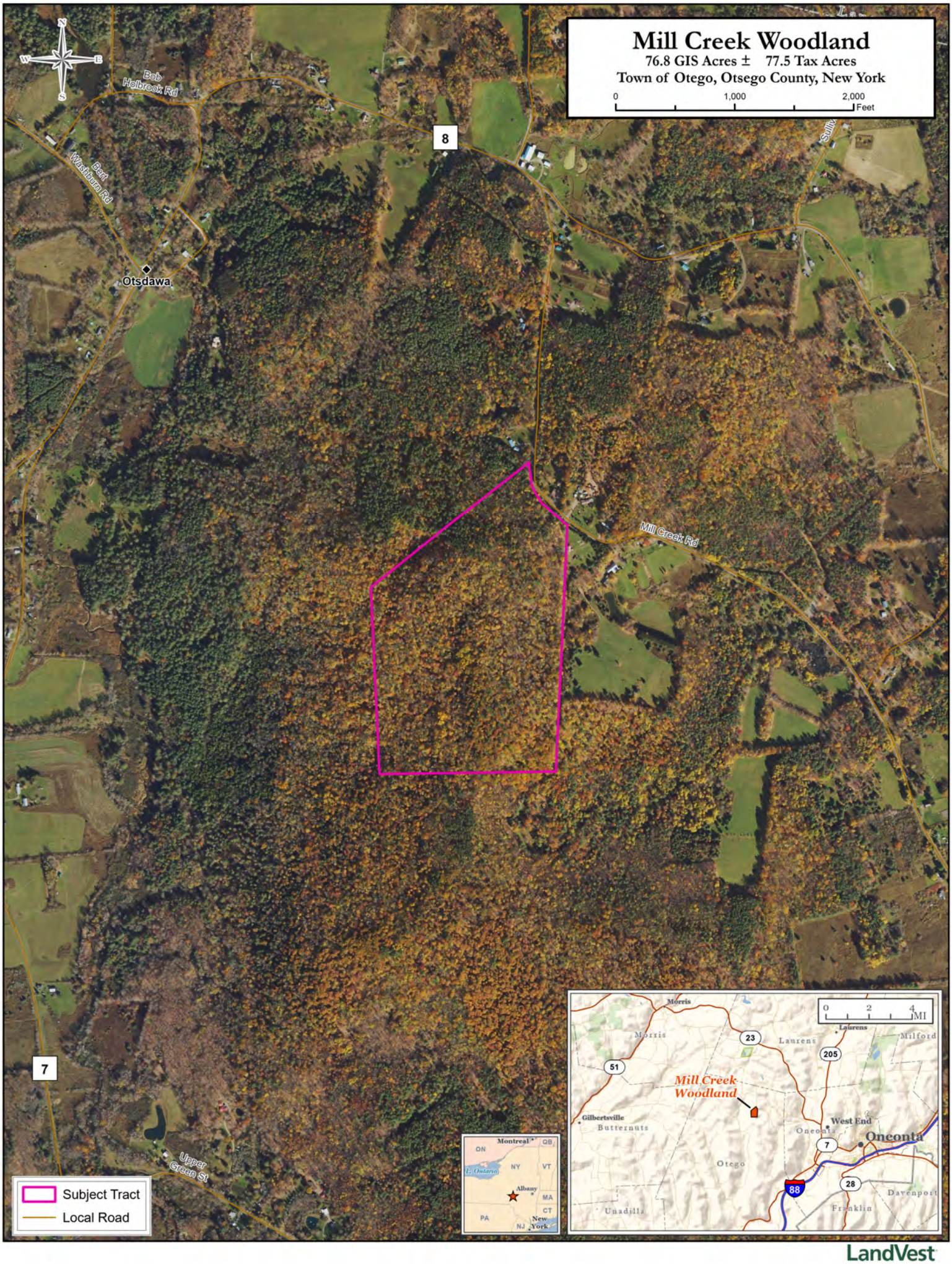
www.landvest.com


Mill Creek Woodland
76.8 GIS Acres ± 77.5 Tax Acres
Town of Otego, Otsego County, New York
0
1,000
2,000
Feet
N
S
E
W
Bob Holbrook Rd
Bert Washburn Rd
Otsdawa
8
Mill Creek Rd
7
Upper Green St
Subject Tract
Local Road
Montreal
ON
QB
NY
VT
Albany
MA
CT
PA
NJ
New York
Morris
Laurens
Milford
23
205
51
Mill Creek Woodland
Gilbertsville
Butternuts
West End
Oneonta
7
Otego
88
28
Davenport
Franklin
Unadilla
0
2
4
MI

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