New York Rural Land Investment & Retreat Opportunity

HERITAGE FOREST | Angelica, New York | 280± Acres



Heritage Forest presents a unique opportunity to own 280 + acres of forestland with a spacious residence, allowing the perfect combination of land management, hunting retreat potential, and rural residential living. The property is located in New York's Southern Tier region in central Allegany County. Situated just 3 miles north of the picturesque Village of Angelica, this rural area includes a mix of privately owned, mid-sized lots with 2 county owned properties abutting the parcel. Full-time residents are scattered throughout a landscape predominantly occupied by farms and forested property.

Access to Heritage Forest is excellent with just over 1,000 feet of road frontage along County Road 15. A 350+ foot grassy driveway leads to the 2-story, 3,400+ sq. ft. residence surrounded by a well-maintained 1.5 acre lawn. Inside, 4 bedrooms, 2 full bathrooms, 2 kitchens, and 2 living rooms provide the perfect setting for gathering family and friends. Beyond the residence, an extensive network of trails provide easy recreational access throughout the property. The forest resource is a well-managed, multi-aged blend of predominantly oak, hickory, maple, and white pine. Two harvests conducted since 2011 benefit both wildlife proliferation and future market value appreciation.

The Village of Angelica is steeped in history as the county's oldest village and celebrates this in its preservation of the buildings and homes within the Registered Historic District. A 4-mile drive to I-86 provides access east and west across the southern portion of New York state. Rochester and Buffalo, New York can be reached in 1.5 hours, while the Pennsylvania state border is just under an hour south.

OFFERED AT $700,000

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

LandVest
LAND INVESTMENTS

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LandVest

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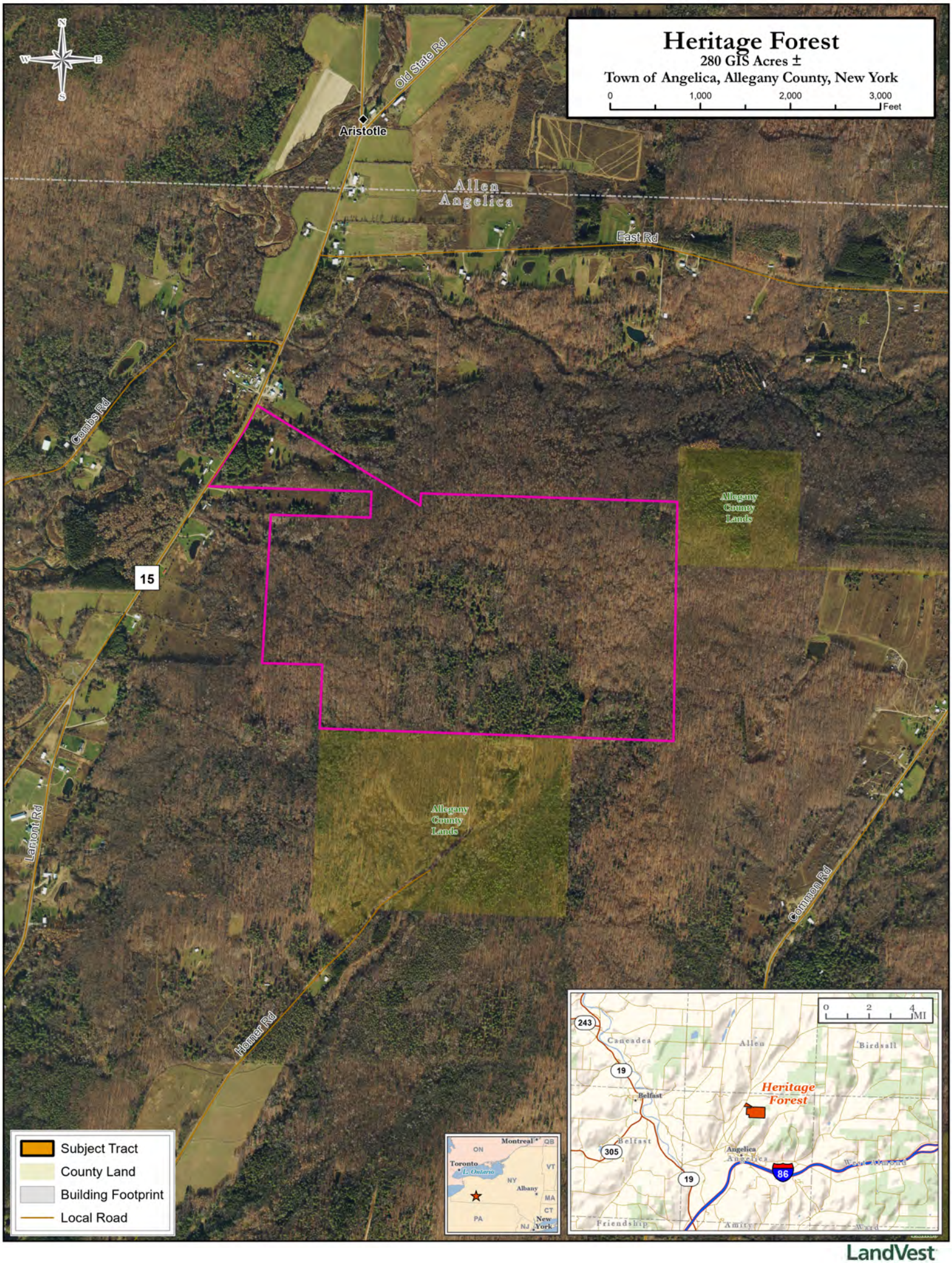
www.landvest.com


Heritage Forest
280 GIS Acres ±
Town of Angelica, Allegany County, New York
0
1,000
2,000
3,000
Feet
N
S
E
W
Old State Rd
Aristotle
Allen
Angelica
East Rd
Combs Rd
15
Allegany County Lands
Allegany County Lands
Lamont Rd
Horner Rd
Common Rd
Subject Tract
County Land
Building Footprint
Local Road
Montreal
QB
ON
Toronto
L. Ontario
VT
NY
Albany
MA
CT
PA
New York
NJ
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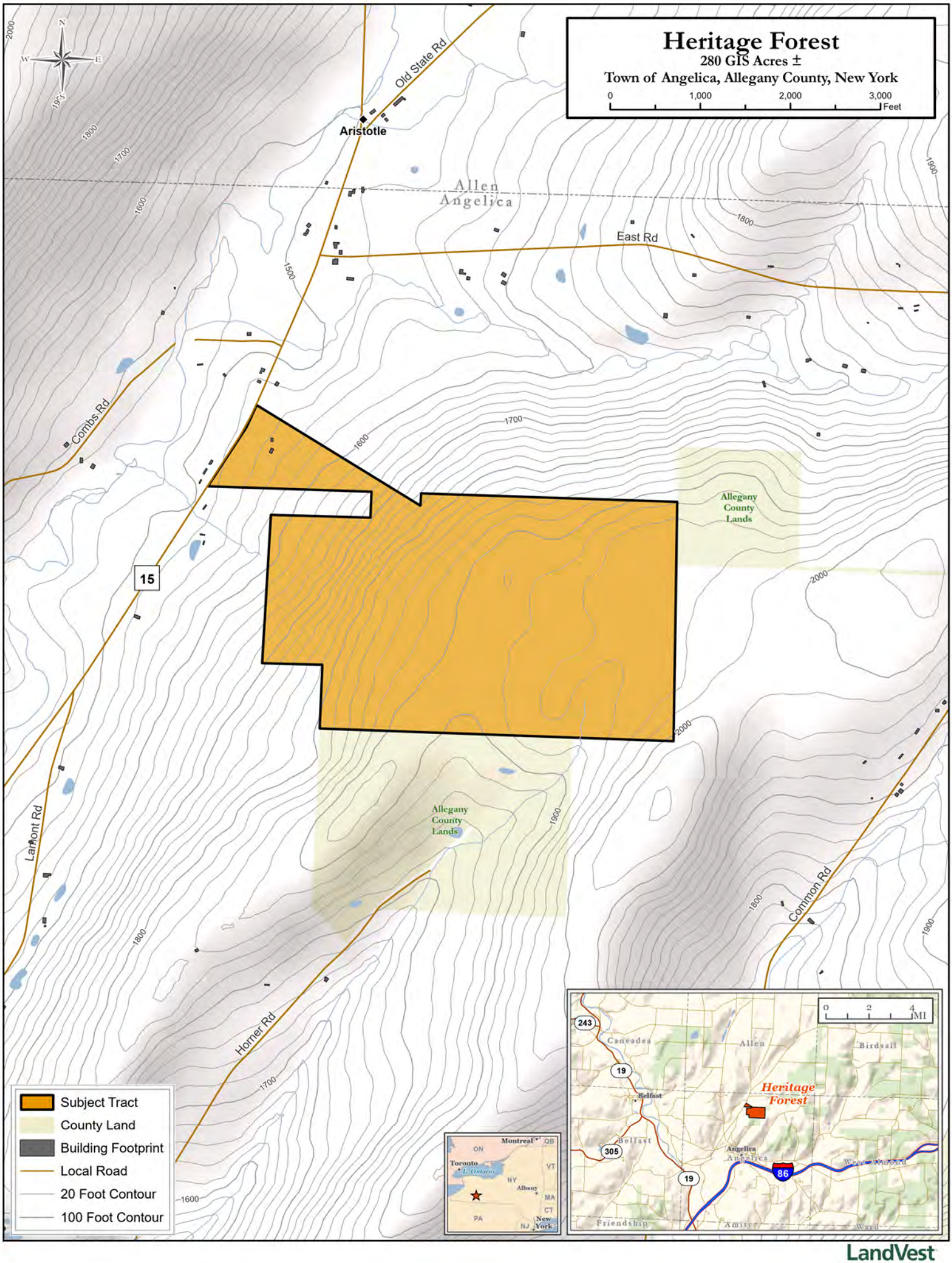
MI
243
Canaadea
Allen
Birdsall
19
Belfast
Heritage Forest
305
Angelica
86
Friendship
Amity

LandVest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