

Bad Bear Hill

995± Acres | Lindley & Erwin, New York

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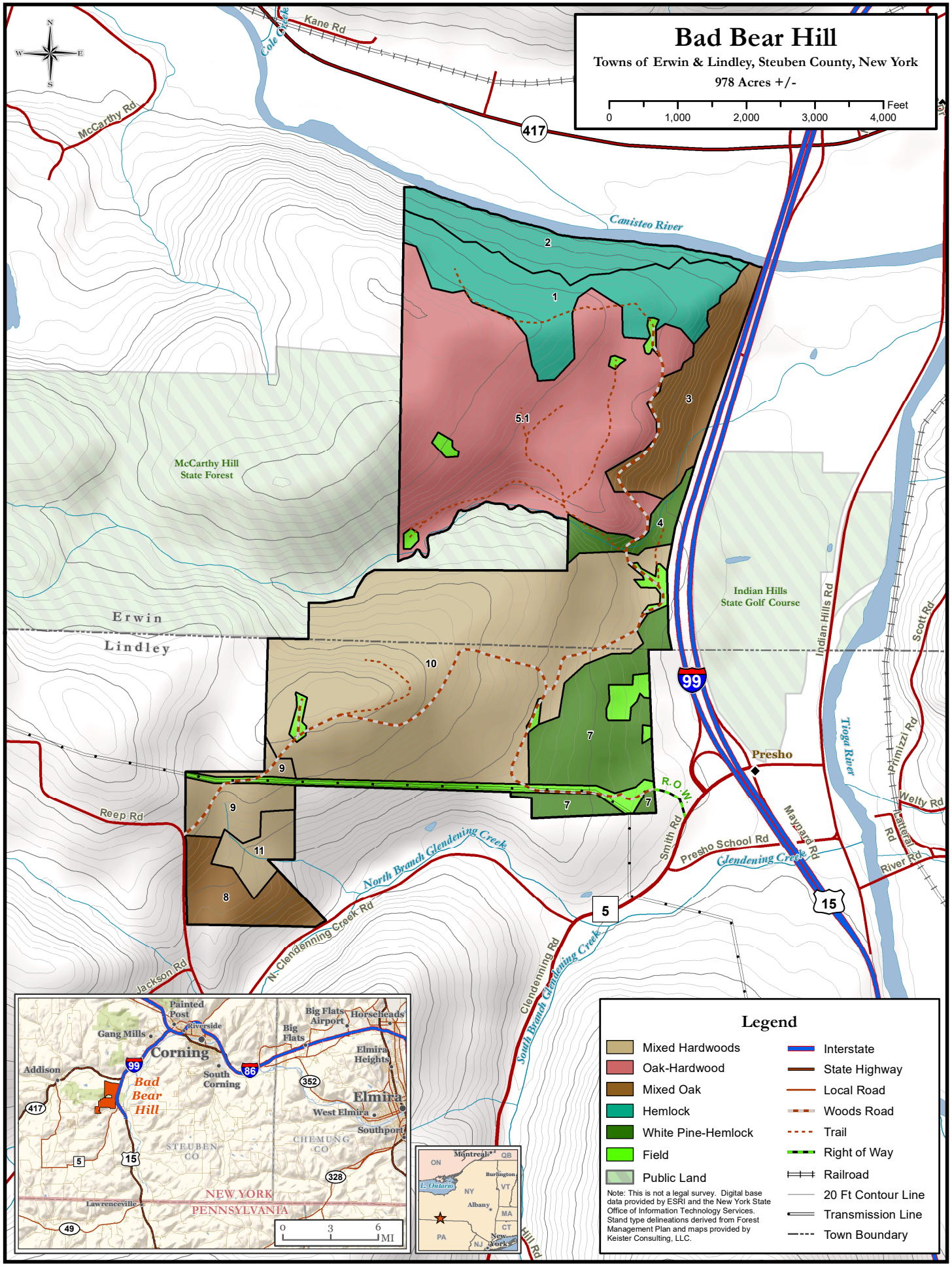
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995± Acres
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Up the gut

OVERVIEW

Encompassing nearly 1,000 acres, Bad Bear Hill offers an exceptional, large-scale land investment opportunity in the rolling hills of southern Steuben County. Just southwest of the charming and vibrant city of Corning, New York, this contiguous ownership is benefitted by strong recreational amenities and conservation opportunities. Bad Bear Hill is bounded by McCarthy Hills State Forest and Pinnacle State Park to the west and the Canisteo River to the north, all with nearly immediate access to Interstate 99/15 on its eastern border. Quality mid-rotational hardwood and softwood forest on predominately upland sites shades the majority of the property, broken up by a series of small open fields. Subject is accessed by two primary points and is further benefited from an established internal road and trail system. In addition to this favorable lay of land and resource, this property offers opportunities for conservation, residential/commercial and/or renewable energy development, and recreational optionality. Investments in land tend to hedge against inflation, provide climate solution opportunity, and offer low correlation to equities markets.


Bad Bear Hill
Towns of Erwin & Lindley, Steuben County, New York
978 Acres +/-
0
1,000
2,000
3,000
4,000
Feet
N
S
E
W
Kane Rd
Cole Creek
McCarthy Rd
417
Canisteo River
2
1
3
5.1
4
McCarthy Hill
State Forest
Erwin
Lindley
10
7
9
11
8
Indian Hills
State Golf Course
Indian Hills Rd
Scott Rd
99
Presho
Tioga River
Primizzi Rd
Welty Rd
Lateral Rd
River Rd
R.O.W.
Reep Rd
Smith Rd
Presho School Rd
Maynard Rd
Clendening Creek
North Branch Glendening Creek
N. Clendenning Creek Rd
Jackson Rd
5
15
Clendenning Rd
South Branch Glendening Creek
Hill Rd
Painted Post
Riverside
Gang Mills
Corning
Addison
Bad Bear Hill
South Corning
Big Flats Airport
Horseheads
Big Flats
Elmira Heights
Elmira
West Elmira
Southport
STEUBEN CO
CHEMUNG CO
NEW YORK
PENNSYLVANIA
Lawrenceville
86
352
328
49
0
3
6
MI
Montreal
QB
ON
Burlington
VT
L. Ontario
NY
Albany
MA
CT
PA
NJ
New York
Legend
Mixed Hardwoods
Oak-Hardwood
Mixed Oak
Hemlock
White Pine-Hemlock
Field
Public Land
Interstate
State Highway
Local Road
Woods Road
Trail
Right of Way
Railroad
20 Ft Contour Line
Transmission Line
Town Boundary
Note: This is not a legal survey. Digital base data provided by ESRI and the New York State Office of Information Technology Services. Stand type delineations derived from Forest Management Plan and maps provided by Keister Consulting, LLC.
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REGION, TOPOGRAPHY, AND ACCESS

Bad Bear Hill is located in the central Southern-Tier of New York, coinciding with northern and eastern reaches of the Allegheny Plateau. The landscape in this region features moderate rolling hills broken by broad to moderately broad valleys. The property is surrounded by a mosaic of agricultural fields, productive and recreational forestland, and interspersed with residential development. Situated just 10 miles from downtown Corning, New York, the property straddles the Erwin-Lindley town line immediately west of the I-99/15 Presho exit.



Looking northerly from the southern end of the property

Prominent Regional Features:

- The 794-acre McCarthy Hills State Forest shares the western boundary
- Indian Hills Golf Club is a state-owned, 18-hole golf course to the east, just over I-99
- 5,000 feet of frontage on the Canisteo River
- Local airports include:
    - A private airport in Painted Post with storage and repair services
    - Elmira-Corning Regional Airport just 22 miles northeast in Big Flats, New York
- 10 Miles northeast to Corning, New York, home to the 170-year-old Corning Incorporated international headquarters

This elevated/upland property features two unnamed hilltops with a high point reaching 1,520 feet. The property's lowest point, at 1,000 feet, meets the Canisteo River along the northern boundary. Terrain is gentle to moderate throughout most of the property with a few isolated areas of steeper terrain, such as along the Canisteo River. A narrow stream valley transects the property east to west. The location and lay of the land present future development opportunities due to its proximity to Corning and several recreational amenities, as well as its easy access to the interstate system.

Access to the property is gained from two primary points. Most convenient to the Presho exit is a 100-foot Right-of-Way which serves the property from the south, originating from the Clendening Road. On the westerly side of the property, a second access point is developed, originating from Reep Road. An internal road and trail system provide easy access throughout the interior of the property.

SITE AND FOREST RESOURCE

Bad Bear Hill is benefited by well-drained upland sites supporting an attractive, predominately mid-rotational forest resource. The cover types represent a balanced continuum of hardwood, softwood, and mixed wood stands. Based on a 2019 inventory prepared by Keister Consulting, Inc, the property is carrying more than 14 cords of merchantable volume per acre across 10 distinct stands. Eastern white pine-hemlock and mixed hardwood forest types, featuring oaks, red maple, aspen, and hickory, compose the majority of the ownership.



Canisteo River - Westerly

Forest Summary - Bad Bear Hill, Erwin and Lindley, New York								
Stands	**Acres**	**Size Class**	**Type**	**Ave Dia**	**BA/ac**	**MBF/ac**	**Cords/ac**	**Total Cords/ac**
Stand 1	93	Small Saw	Hemlock	12.8	84.0	3.5	6.4	13.9
Stand 2	50	Medium Saw	Hemlock	14.2	174.0	7.3	16.6	33.5
Stand 3	56	Small saw	Mixed Oak	11.6	113.0	4.2	11.7	21.3
Stand 4	17	Medium Saw	White Pine - Hemlock	14.7	150.0	8.7	12.4	31.2
Stand 5.1*	263	Small pole	Oak - Hardwood	5.5	100.5	0.7	4.4	6.0
Stand 7	76	Medium saw	White Pine - Hemlock	14.8	113.0	6.0	10.5	24.2
Stand 8	33	Small pole	Mixed Oak	5.6	106.0	0.2	7.4	8.0
Stand 9	32	Large Pole	Mixed Hardwoods	10.4	130.0	1.2	9.9	12.5
Stand 10	318	Large Pole	Mixed Hardwoods	8.5	100.8	1.8	9.6	13.9
Stand 11	19	small saw	Mixed Hardwoods	13.3	125.0	2.7	12.0	18.0
	957	Forested acres						
**Stand 5.1 represents the merging of historical stands 5 and 6.*								
*** This data pulled from the Forest Management Plan prepared by Keister Consulting, LLC, dated August 19, 2019. No commercial removals are believed to have happened since date of report and after collection of field data. This table was produced on May 31, 2022.*								

RECREATION, CONSERVATION, DEVELOPMENT, AND RENEWABLES

The subject property is well suited for any number of uses. Recreational use includes excellent habitat for deer, grouse, turkey, and bear. Roads and trails provide access throughout the property. Several small fields are interspersed adding to the suitability for wildlife and outdoor recreation.



Interior road

On the conservation side, proximity to Corning, adjacency to state forests and parks, and the Canisteo River frontage, in addition to intact mineral rights which intend to convey, certainly benefit this opportunity.

A small transmission corridor transects the southern portion of the property. This feature is attractive from both a development perspective as well as a renewable perspective. Furthermore, this line leads to a nearby substation, enhancing the potential for a renewable project.

TAXES AND ZONING

Bad Bear Hill is enrolled in New York's 480-A Forest Tax Law. This use tax program encourages landowners to manage for and produce forest crops in exchange for more favorable property taxation. The total tax commitment in 2021 for Steuben County and the Corning school district were $8,510 ($8.55 per acre). Originally enrolled in 2003, a periodic management plan update and work schedule was submitted in 2019.

The Erwin portion of the property is zoned for rural intent to preserve open space, stream corridors, wetlands, and other natural habitats, as well as to support less intensive agri-business. The Lindley portion is similarly zoned for agriculture and residential.

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LISTED EXCLUSIVELY
$1,475,000



For more information, access to the property data room, or to schedule a property tour, please contact:

DAVID SPEIRS
Director, Northeast and Lake States Region
207-874-4982 | dspeirs@landvest.com

JUSTIN DAVIDSON
Project Manager
207-814-8018 | jdavidson@landvest.com

LandVest®
TIMBERLAND · REAL ESTATE

36 Danforth Street. Portland, ME 04101
207-774-8518
www.landvest.com

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