



### Chenango Co, New York

±73.65 acres • \$124,900

Whitetail, wildlife & waterfowl: 50/50 wood to brush/open meadow, 1627±<sup>TM</sup> of streams, multiple beaver ponds, central trail system, ¾ mile to 9000 acre State Forest

- Private diverse habitat with 50/50 woods to brush/meadows on seasonal use road
- Multiple locations for hunting camp or vacation getaway
- Former ag fields could be brought back to ag use or food plots if desired
- ¾ of a mile from NYS Pharsalia Woods State
- Mostly wooded, young timber of mixed hardwoods (maple, oak, cherry, ash), hemlock and pine with wild apple trees as well
- Excellent whitetail habitat bedding and forbs, as well as grouse habitat with brushy undercover



**John Myers**  
 Real Estate Broker, Land Specialist / Licensed in NY  
 john.myers@whitetailproperties.com

CELL 607.316.4742

OFFICE 217.285.9000



**Josh Buell**  
 Salesperson, Licensed Field Assistant / Licensed in NY  
 josh.buell@whitetailproperties.com

CELL 607.220.6247

CORPORATE OFFICE 217.285.9000