

Harris Hill Lot 1
Chautauqua and Harris Hill Road
Gerry, NY 14740

\$69,900
15± Acres
Chautauqua County



Harris Hill Lot 1
Gerry, NY / Chautauqua County

SUMMARY

Address

Chautauqua and Harris Hill Road

City, State Zip

Gerry, NY 14740

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.2406 / -79.1861

Acreage

15

Price

\$69,900

Property Website

<https://www.landleader.com/property/harris-hill-lot-1-chautauqua-new-york/70538>



PROPERTY DESCRIPTION

This is a great opportunity to own the perfect spot for home or camp in a quiet rural area with direct adjacency to NYS Land! The property is completely wooded with a mixture of hard maple, soft maple, cherry and more. There is some nice timber coming along here as well and there has been no harvesting here in a very long time so the woods looks great!

There is no lack of deer sign through the property with tracks, trails, rubs and scrapes found throughout. Turkeys are frequent visitors also.

There is a gravel driveway located on Chautauqua Road which is a great spot to park your vehicle or camper or to continue to extend it into the woods for a more secluded setting.

The property directly adjoins the Harris Hill State Forest on the east boundary and directly across Chautauqua Road which encompasses 2,271 acres of land for hunting, hiking and mountain biking. On the south side of Chautauqua Road, the Eastside Overland Trail system is found that spans about 19 miles for your hiking and cross country skiing pleasure. Lean-tos are found on the trail system where you can stay overnight if you choose to.

The property is also ideally located, being only about 30 minutes to Lake Erie for first class walleye, steelhead and smallmouth bass fishing; 15-20 minute to Cassadaga Lake and Bear Lake for quality bass, northern pike and muskellunge fishing from boat or kayak; and about 30 minutes to Chautauqua Lake for quality walleye, bass and musky fishing as well.

In addition, the area Snowmobile Trail system is found on the State Land on the southside of Chautauqua Road. So, you can literally drive your sled from your land to the trail system with no trailering required!

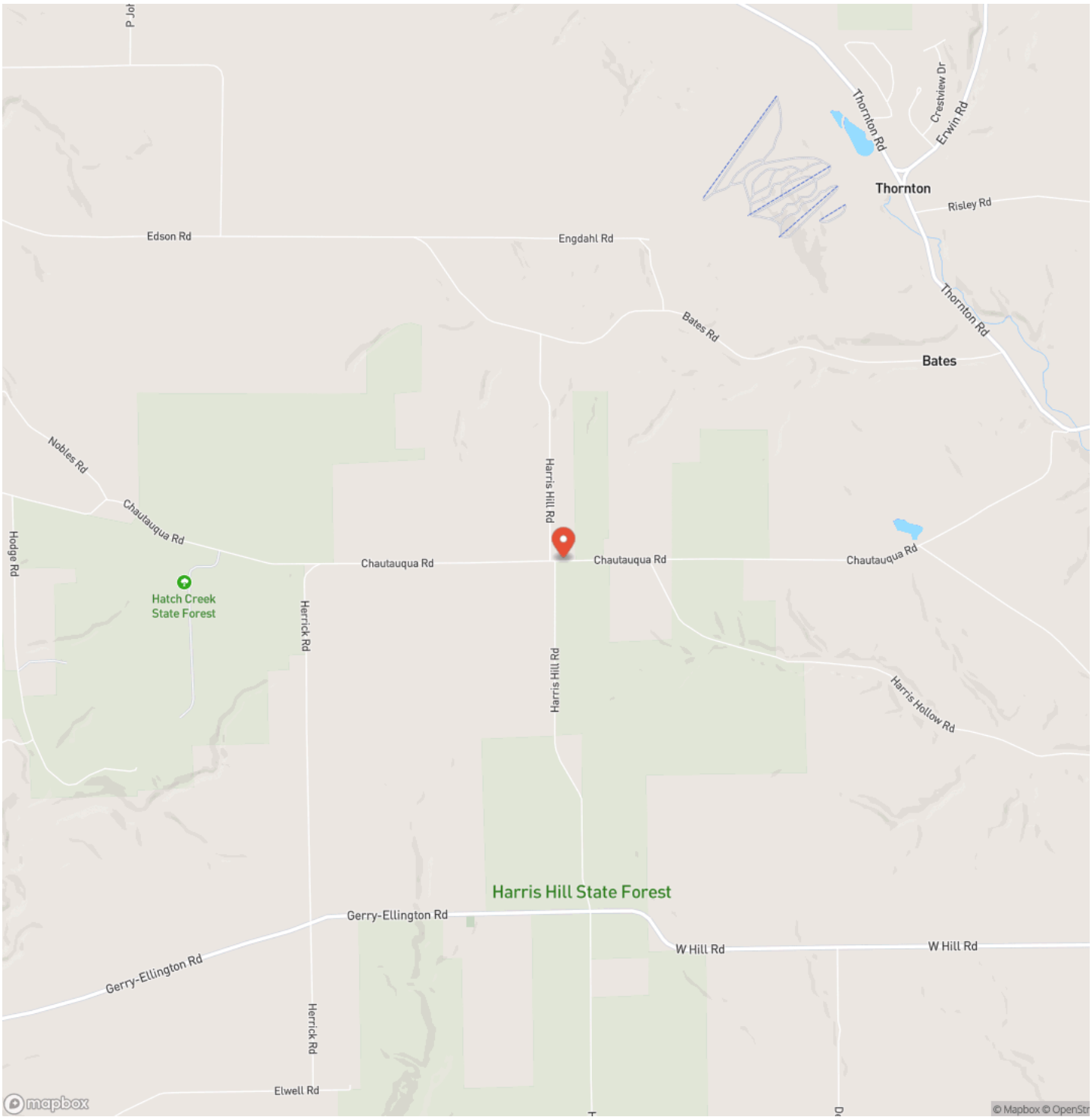
The oil, gas and mineral rights are not owned and do not transfer. There is no production of any kind on the property.

The property is known as Lot 1 and has approximately 1,160 feet of road frontage on Harris Hill Road and 561 feet on Chautauqua Road. Electric is available on the road.

Harris Hill Lot 1
Gerry, NY / Chautauqua County



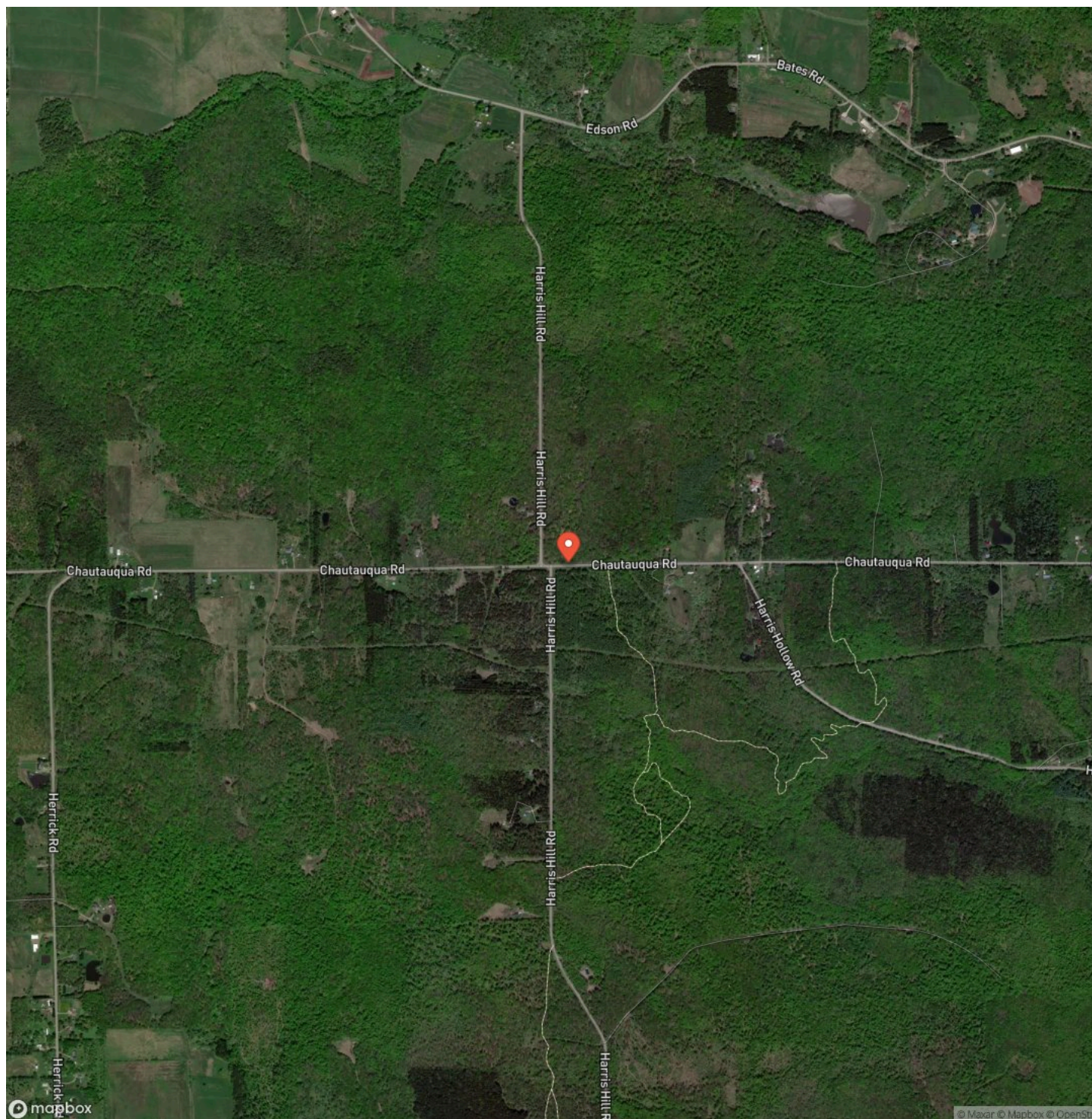
Locator Map



Locator Map



Satellite Map



Harris Hill Lot 1
Gerry, NY / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bullard

Mobile

(716) 499-5608

Office

(716) 962-9935

Email

bbullard@timberlandrealty.net

Address

1890 East Main Street

City / State / Zip

Falconer, NY 14733

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



TimberlandRealty.net

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net
