



Steiger Realty

836 King Road, Forestville, NY 14062-9773
Phone: (716) 934-4385 (Mon-Sat 9am-6pm EST); Fax: (716) 954-7137
<http://www.steigerrealty.com>



Location

Address: Center and Straight Roads, Forestville, NY 14062

County: Chautauqua

Town: Sheridan

Schools: Forestville

Office Code: FOS-201

List Price: \$45,000 FIRM FREE GAS

Tax & Land Information

Approx. Taxes: \$898.74

Assessed Value: \$17,300

Property ID: 132.00-1-31,32

Lot Size: 18.6 acres

Frontage: 1834.34'

Zoning: Ag/Res



Subagent Commission: 3% - Buyer Broker Commission: 3%

Remarks: This 18+ acre parcel is approximately 50% open, 50% woods. It features a stocked pond, drilled water well, and a gas well. The gas well currently generates royalties in the amount of approximately \$800/year and allows free use of the gas! This property is in a great location and would make an outstanding building site. Don't let this one slip away - the first \$45,000 takes it! For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at milt@steigerrealty.com.

Directions: From Routes 5, 20, or 39, take Center Road south. The property is located on the southeast corner of the intersection of Center Road and Straight Road, which is approximately 2.3 miles south of the intersection of Center Road and Route 39, or 1.9 miles north of the intersection of Center Road and Route 83.

Possession: closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.

OUR SERVICE MAKES THE DIFFERENCE