



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: 9707 Pope Hill Rd., Forestville, NY 14062

County: Chautauqua

Town: Villenova

Schools: Forestville

Office Code: FOV-207

List Price: \$49,900

Tax & Land Information

Approx. Taxes: \$574.54

Assessed Value: \$14,200

Property ID: 134.00-2-33

Lot Size: 31 acres

Frontage: 820'

Zoning: Ag/Res



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

Remarks: This 31 acre parcel consists of approximately 60% woods, 40% open land. The woods have been nicely managed, and a timber sale would be possible in approximately 10 years. The soils will support agriculture and pond development. Good hunting and recreational possibilities, with a trail through the woods. There is a driveway on the parcel, a well and septic would be required for a home site; nice views! The new owner will receive royalties from two recently drilled gas wells on neighboring properties. 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 Route 83, take Round Top Hill north approximately 3.1 miles, then turn right onto Pope Hill Rd. Or, from Route 39 and Forestville, take Water Street south approximately 0.4 miles, then turn left onto Bradigan Road. After approximately 1.7 miles, veer right to stay on Bradigan Road, and approximately 1.2 miles later, turn left onto Pope Hill Road. The property will approximately 0.7 miles out, be on your left. Sign in place.

Possession: closing

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

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