



# Steiger Realty

836 King Road, Forestville, NY 14062  
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<http://www.steigerrealty.com>



## Location

**Address:** Flucker Hill Road, Forestville, NY 14062

**County:** Chautauqua

**Town:** Villenova

**Schools:** Forestville

Office Code: FOV-275

List Price: \$67,000

## Tax & Land Information

**Approx. Taxes:** \$1177.80

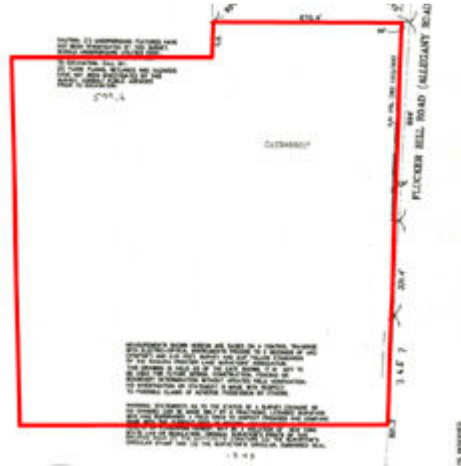
**Assessed Value:** \$17,410

**Property ID:** 153.00-1-46

**Lot Size:** 35.6 acres

**Frontage:** 1391.1

**Zoning:** Ag/Res



Broker Agent Commission: 3% - Buyer Broker Commission: 3%

**Remarks:** If you have been looking for a nicely wooded, private piece of land for building, hunting, camping or recreation, this is it! With 35 acres of mostly hardwoods such as hard maple, cherry and other species of softwoods sprinkled in, this parcel offers many advantages. There is a runoff area with some wet spots to attract wildlife and could be developed into a nice pond. Land listings in this medium range of acreage don't come up too often and tend to sell quickly, so please don't hesitate if this is what you are looking for! For further information or an appointment to view this property, please contact Milton Steiger at (716) 679-8277 (cell) or via e-mail at [milt@steigerrealty.com](mailto:milt@steigerrealty.com).

**Directions:** From Route 39, turn south Alleghany Road (which turns into Flucker Hill Road at the intersection of Cottage Road) and travel 2.7 miles to the property on your right. From Silver Creek-South Dayton Road, turn onto Flucker Hill Road and travel 0.2 miles to the property on your left.

**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