



Steiger Realty

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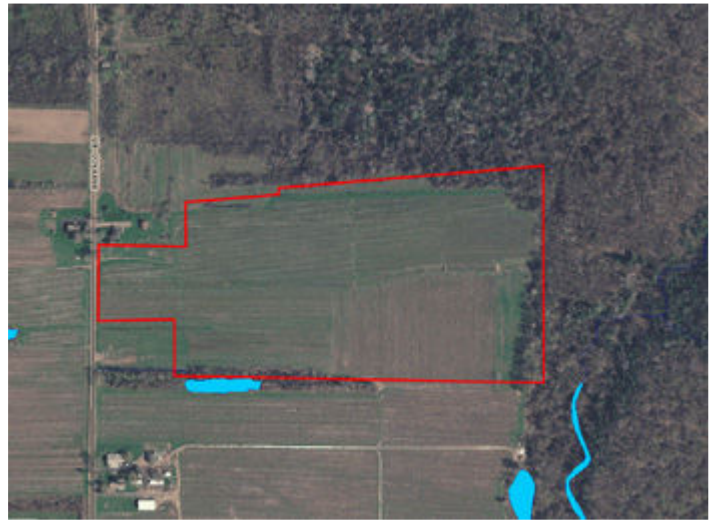
Location

Address: Buffalo Rd., Irving, NY 14081
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: IRH-47 **List Price: \$109,900 VINEYARD**

Tax & Land Information

Approx. Taxes: \$2,846.20 (\$464.80 w/ag exemption)
Assessed Value: \$91,400 (16,500 w/ag exemption)
Property ID: 51.00-1-4.2
Lot Size: 35.1 acres
Frontage: 323'
Zoning: Ag/Res



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

Remarks: 30 acres of Concord grapes with Welch contract. Vineyard has good headlands, is anchored with a top wire training system (no tie) and is in very good condition. Shared pond water available for spraying. Financing would be available through Farm Credit. Very competitively priced at approx. \$3,100/acre. Will transfer to new owner on or after November 1, 2009. All gas and mineral rights are included. 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 and 20 in Irving, head south on Buffalo Road; the property will be approximately 1.6 miles out, on the left. Sign in place.

Possession: Nov 1, 2009

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

OUR SERVICE MAKES THE DIFFERENCE