

Location

Office Code: POP-15

List Price: \$49,900 MUST SELL!

Address: 6054 Dahlberg Rd., Portland, NY 14769
County: Chautauqua
Town: Portland
Schools: Brocton



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

Tax & Land Information

Approx. Taxes: \$2,474
Assessed Value: \$50,700
Property ID: 144.00-2-71,72,73
Lot Size: 7.13 acres
Frontage: 582'
Zoning: Ag/Res

Details/Information

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;
 Level: b = basement; 1 = 1st floor, 2 = 2nd floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
Living Room:	12x20	ww	1
Dining Room:	8x8	ww	1
Family Room:	-	-	-
Kitchen:	13x13	v	1
1st Bedroom:	13x11	ww	1
2nd Bedroom:	10x13	ww	1
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	6x8	v	1
2nd Bathroom:	13x7	ww	1
Laundry/Utility:	6x8	v	1

Year Built: TBD
Approx. SqFt.: 980
Style: 14x70 single wide
Construction: manufactured
Exterior: board and batten
Color: brown
Rooms: 8
Bedrooms: 2
Bathrooms: 2
Windows: double hung
Age of Roof: unknown
Fireplace: woodburning stove, pellet stove in garage
Insulation: yes
Attic: -
Basement: crawl
Foundation: piers
Garage: detached
Garage Size: 48x24
Driveway: large gravel parking area
Water: well (municipal water is available at road), septic

Other Features: 20x20 rear deck, 16x16 front deck
Built-ins: Stove, fridge, dishwasher, washer, dryer, water softener
Furnace: FHA, propane, kerosene space heater, woodstove
Electric: 220 amps, breakers **Water Heater:** 40 gallon, propane
Other Bldgs.: 20x12 storage building, 8.5x8.5 storage building, 18x12 standalone walk-in cooler

Remarks: Must sell - price drastically reduced for a quick sale - first come, first served! This property was previously used for a deer processing business. The 48x24 shop has 2 and 3 phase power for heavy equipment and includes a walk-in freezer, \$5,000 state-of-the-art meat smoker, large stainless steel sink, electric bullet heater, large wood stove, air circulation system, hoists, rail system, etc. A great opportunity for a hunter to be able to process their own game or turn their hobby into an income producing business! For further information or an appointment to view this property, please contact Nathan Steiger at (716)312-4188, (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: From Route 5, turn onto Matthews Rd., then left onto Dahlberg Rd. Or, from Brocton, take Central Ave. north; stay on Central around the left hand bend, until it ends at a T. Turn right onto Matthews Rd., then right onto Dahlberg. Once you turn onto Dahlberg, the property will be approximately 0.6 miles out, on your left. Sign in place.

Occupied: no
Possession: closing

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