



Steiger Realty

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Location

Office Code: SDL-33

List Price: **\$37,500 PRICE REDUCED**

Address: Frog Valley Rd., South Dayton, NY 14138

County: Cattaraugus

Town: Leon

Schools: Pine Valley

Tax & Land Information

Approx. Taxes: \$1,049.32

Assessed Value: \$17,300

Property ID: 33.004-1-24.4

Lot Size: 43.3 acres

Frontage: 1085'

Zoning: Ag/Res



Subagent Commission: 5% - Buyer Broker Commission: 5%

Remarks: This 43 acre parcel would make a great building site, or use for hunting and recreation! Approximately 15 acres is wooded, the remainder is open or scrub. Most of the land is dry, although there are some areas which are classified as wetlands. The DEC is currently looking into shrinking the wetland boundaries. Note: Although there is a gas well on this parcel, the gas rights are not being transferred with the property. For further information or an appointment to view this property, please contact Rick Scienza at (716)363-7090, (716)410-3400 (cell) or via e-mail at rick@steigerrealty.com.

Directions: From Route 322 west of South Dayton, take Oaks Road (Silver Creek-South Dayton Road) south (or, from South Dayton itself, take Main St. south and turn left onto Oaks); Oaks Road becomes Frog Valley Road, the property will be on your left, approximately 1.7 miles south of Route 322. Sign in place.

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