

**Mezzio Marvel**  
Mezzio Road  
Forestville, NY 14062

**\$85,000**  
20.600± Acres  
Chautauqua County



**Mezzio Marvel**  
**Forestville, NY / Chautauqua County**

---

**SUMMARY**

**Address**

Mezzio Road

**City, State Zip**

Forestville, NY 14062

**County**

Chautauqua County

**Type**

Hunting Land, Undeveloped Land, Recreational Land, Timberland

**Latitude / Longitude**

42.4526 / -79.2151

**Taxes (Annually)**

675

**Acreage**

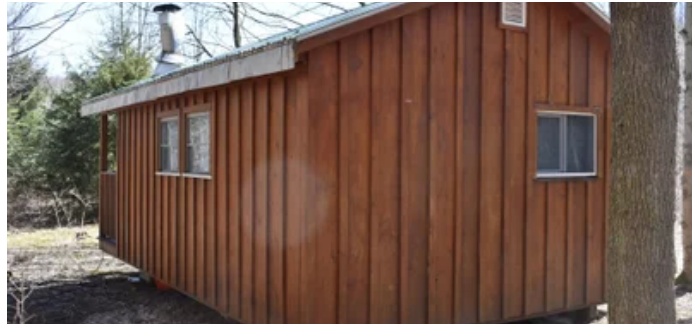
20.600

**Price**

\$85,000

**Property Website**

<https://www.landleader.com/property/mezzio-marvel-chautauqua-new-york/39007>



## **PROPERTY DESCRIPTION**

New York wooded land with timber and shed-camp for sale. This property is completely wooded with a mix of younger forest on the front third and older forest on the back two-thirds of the property. The forest is comprised of hard maple, soft maple, hickory, red oak, tulip poplar, hemlock, beech and more. This mix of hardwoods provides excellent mast and forage for deer and turkey alike, with bear making their way through here on occasion. There is timber value here currently that will continue to grow over time. There has been no timber harvesting done here and the forest is in excellent condition and growing well.

The owners placed a 12'x20' shed with a small covered porch on the property to use as a simple rustic camp. It is on skids so it can be moved easily. It has a woodburning stove inside to take the edge off during the cooler weather. This makes a great spot to get out of the weather while hunting and/or while building your new home or camp!

The property is ideally located in wine country and is close to Lake Erie for world class multi-species fishing and boating as well as the area snowmobile trail that is only 2 miles away!

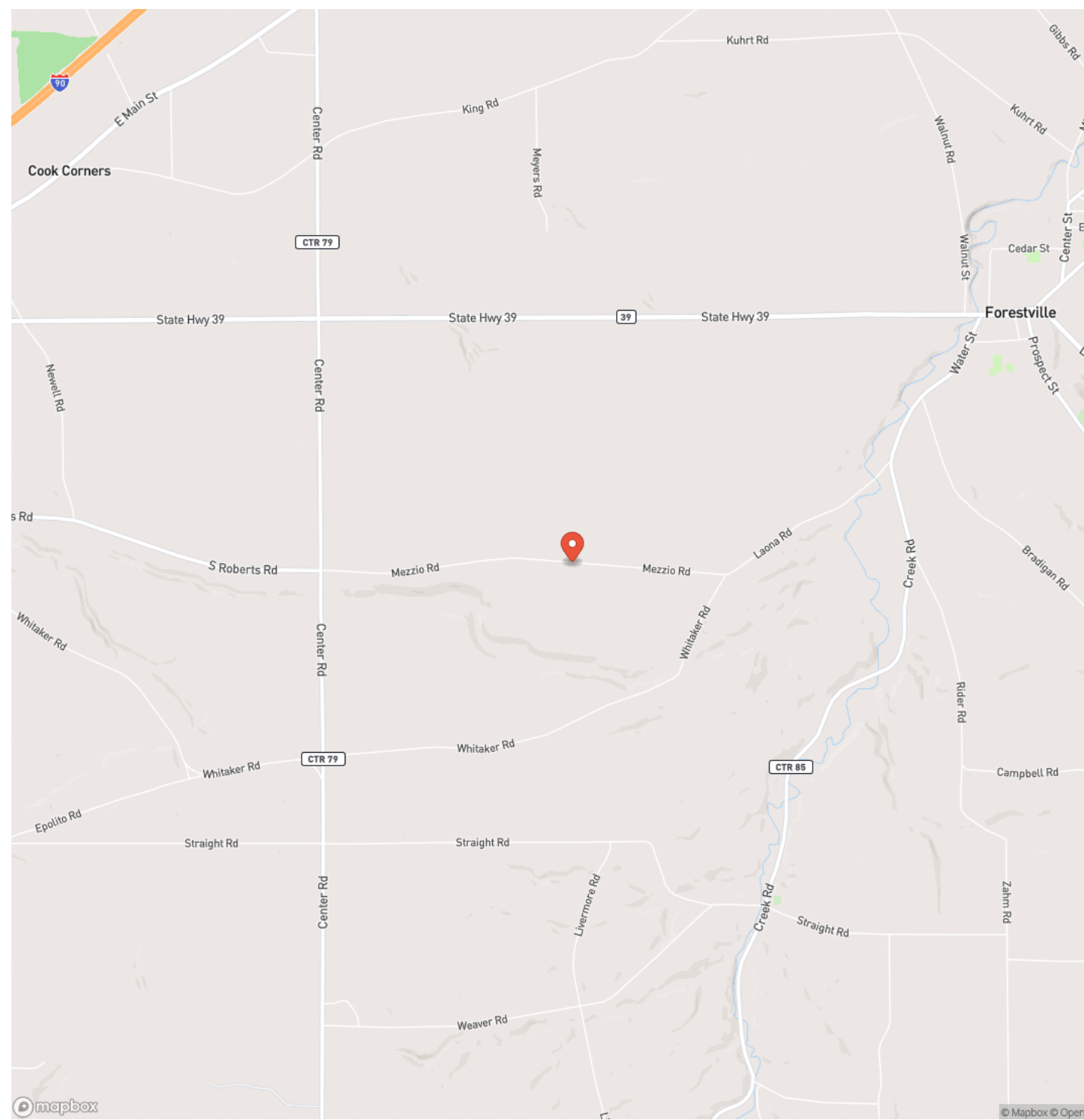
The property has 401 feet of road frontage on Mezzio Road. Electric is available along the frontage.

All oil, gas, mineral and timber rights transfer!

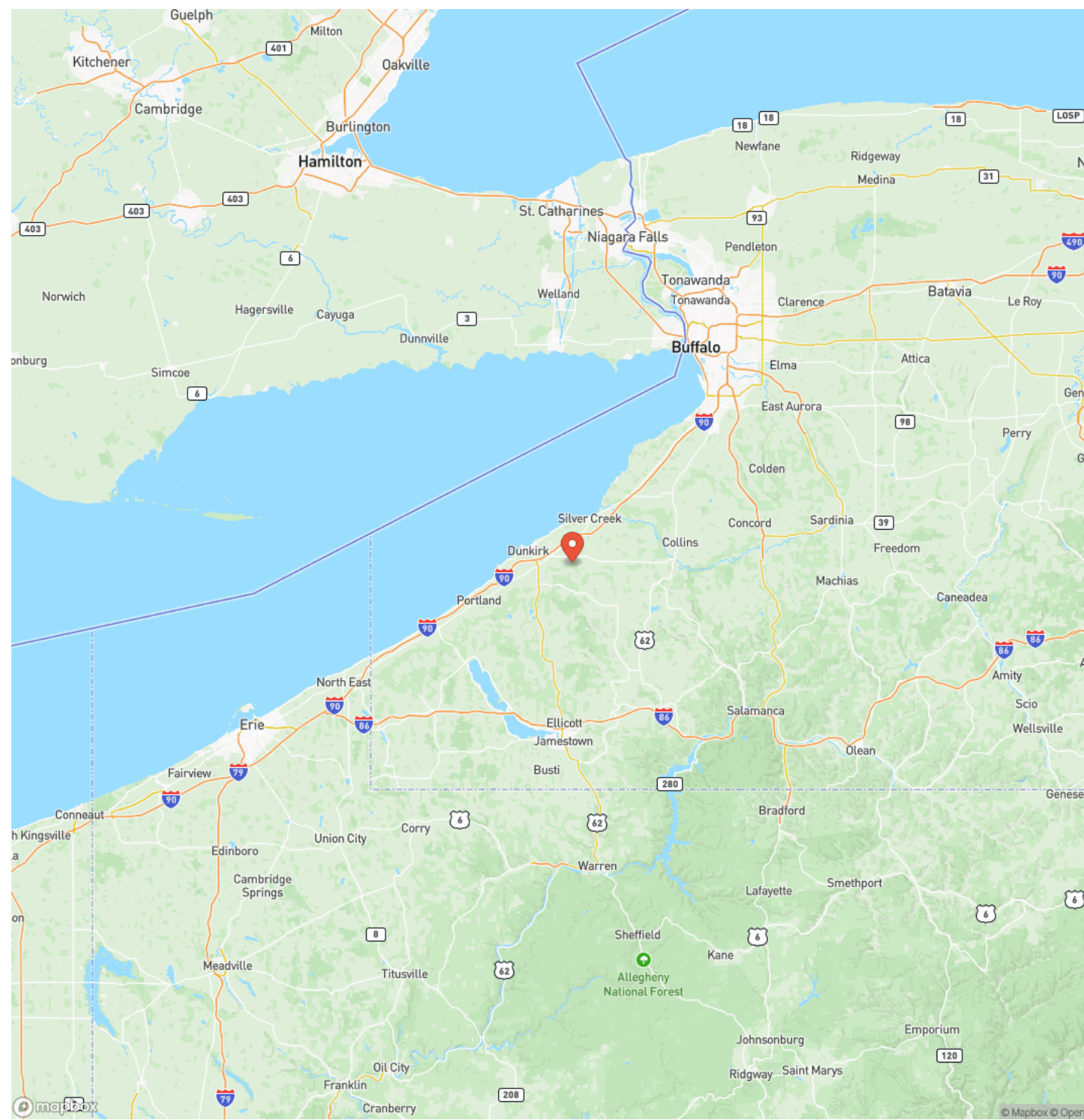




# Locator Map

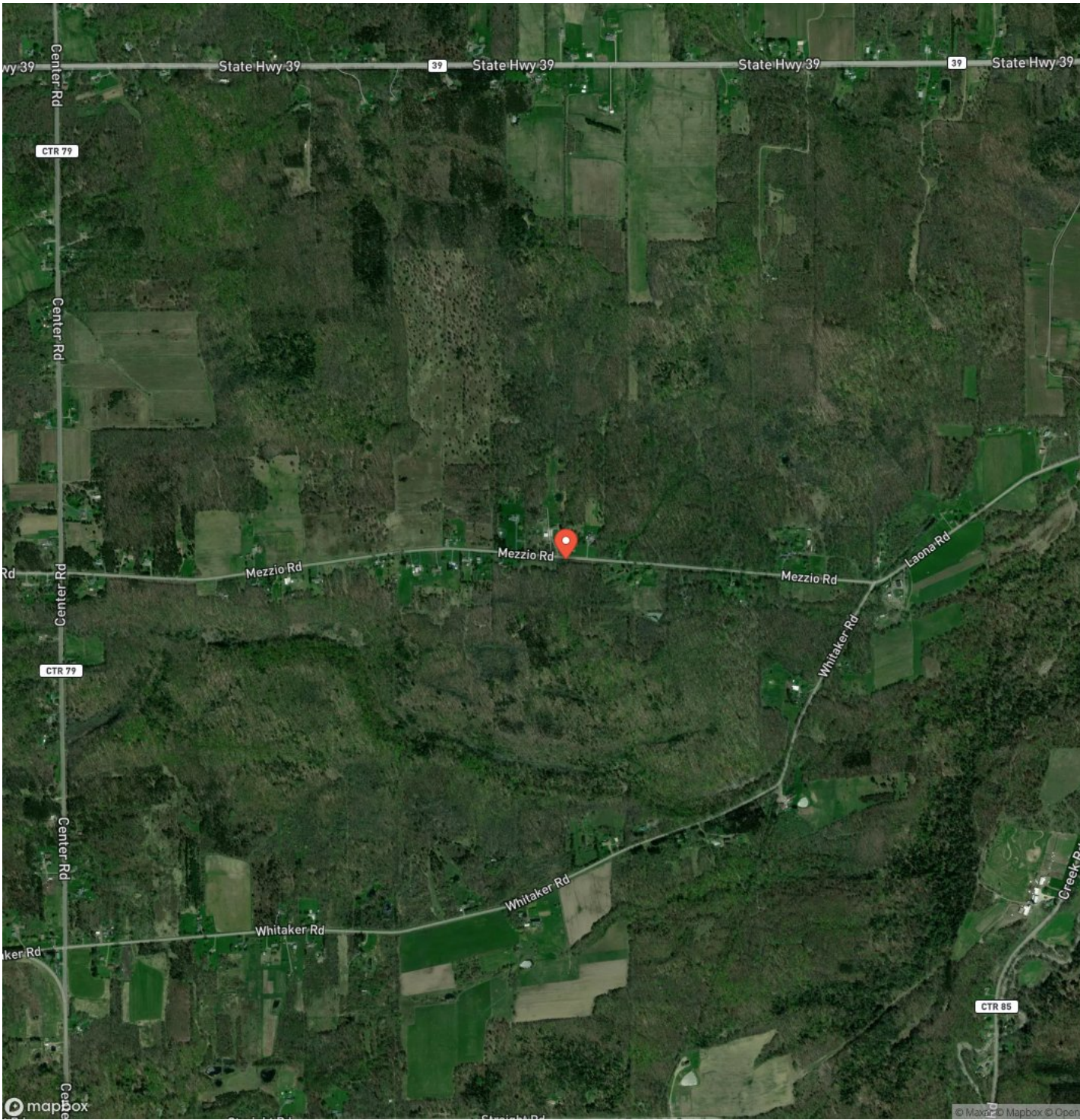


# Locator Map





# Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Brian Bullard

**Mobile**  
(716) 499-5608

**Office**  
(716) 962-9935

**Email**  
bbullard@timberlandrealty.net

**Address**  
1890 East Main Street

**City / State / Zip**  
Falconer, NY 14733

---

**NOTES**

---

---

---

---

---

---

---



## NOTES

[illegible]

**MORE INFO ONLINE:**

**TimberlandRealty.net**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

---

