

Valley View
W. Cobb Road
Falconer, NY 14733

\$45,000
10± Acres
Chautauqua County



Valley View
Falconer, NY / Chautauqua County

SUMMARY

Address

W. Cobb Road

City, State Zip

Falconer, NY 14733

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

42.1644 / -79.1566

Acreage

10

Price

\$45,000

Property Website

<https://www.landleader.com/property/valley-view-chautauqua-new-york/40738>



PROPERTY DESCRIPTION

This is a great opportunity to own a property with a fantastic view to the south and southwest! Build your home or camp and take full advantage of the afternoon sun and magnificent sunsets available to be seen from this location. The majority of the road frontage is currently in use for agricultural crop production, so there are many places one can build here with little effort.

There is about 7.6 acres in cropland at the moment, with the farmer currently producing hay here. These are Volusia and Mardin soils, so rotational crops of corn and hay are routinely grown here.

The balance of the acreage is forested. The woods is a mix of hardwoods and planted pines. The Seller recently had much of the softwood removed to begin to release the quality maple and cherry found here. There are no more trees to be cut at this time and any pine logs remaining near the road are to be removed by the end of May and certainly prior to any closing.

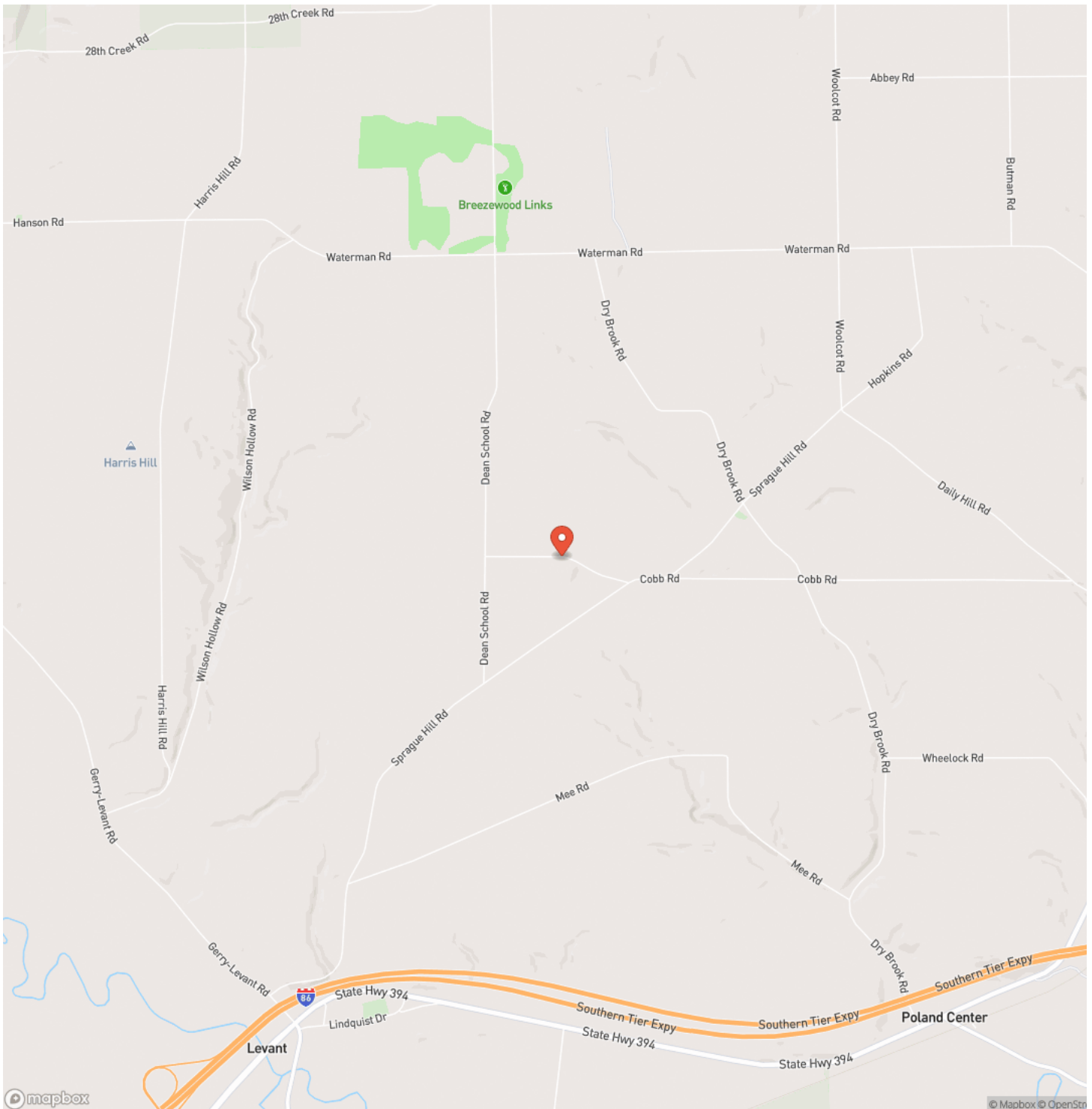
The property is ideally located just minutes from Falconer and Jamestown for access to all the amenities. It is only minutes to Chautauque Lake, 2.5 miles to the area Snowmobile Trail system and 3.5 miles to thousands of acres of NYS Land for all your hunting and hiking needs.

The property has approximately 1,230 feet of road frontage on West Cobb Road and electric is available along the frontage. This is part of a larger parcel and will be surveyed as part of closing.

Valley View
Falconer, NY / Chautauqua County



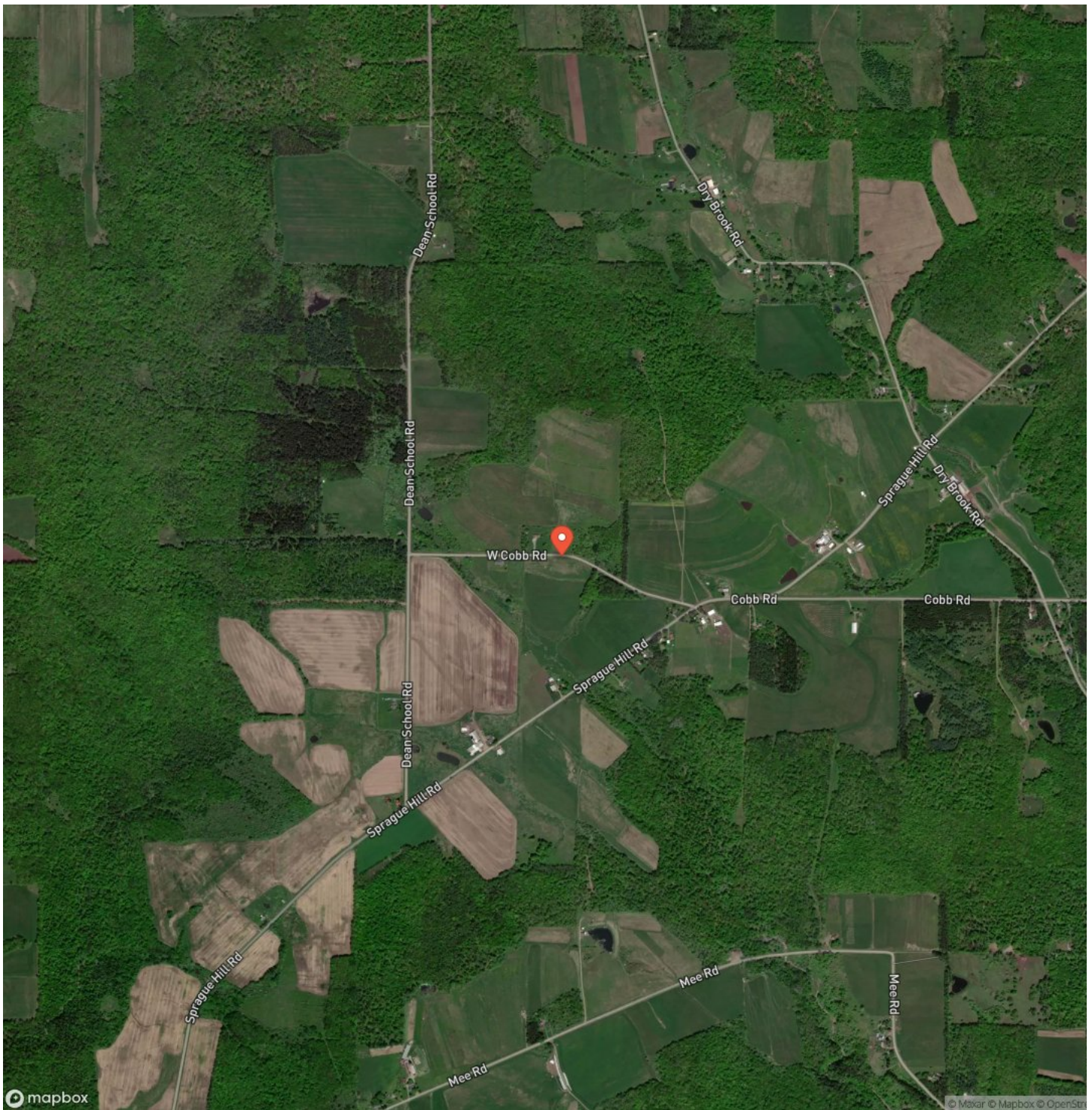
Locator Map



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

This image shows a single page from a notebook or ledger. It features ten evenly spaced, thin black horizontal lines running across the width of the page. The background is plain white, and there are no margins, text, or other markings present.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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, 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 relation 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

