

Mike's Back Acres
Route 76
Ripley, NY 14775

\$159,000
45.860± Acres
Chautauqua County



Mike's Back Acres
Ripley, NY / Chautauqua County

SUMMARY

Address

Route 76

City, State Zip

Ripley, NY 14775

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

42.222469 / -79.658797

Taxes (Annually)

2933

Acreage

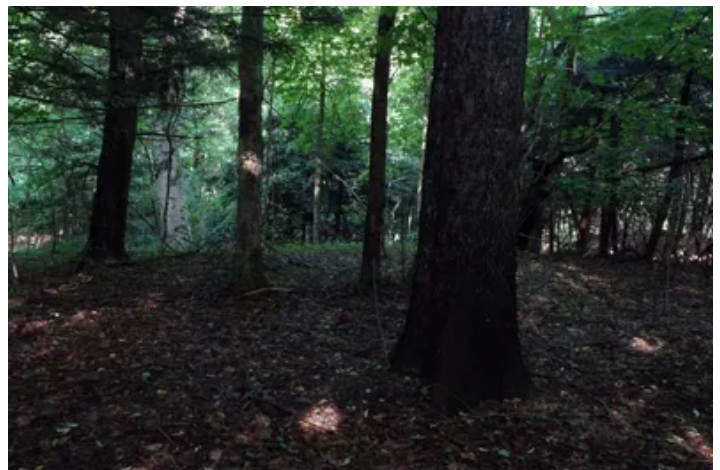
45.860

Price

\$159,000

Property Website

<https://www.landleader.com/property/mike-s-back-acres-chautauqua-new-york/41854>



PROPERTY DESCRIPTION

Privacy comes built in with this back woods off-road property near Ripley, New York. A 50 foot deeded gravel right of way will get you to the property by ATV or 4WD. Mike's dad built a rustic cabin using logs from this land, which still has electric service to the cabin, a hand pump well, but no septic. The cabin now needs repair or a start over so everything is being sold as-is. Walking or ATVing this property will reveal scenic mature hardwoods, drainages and easy, rolling to level terrain. The timber value was estimated at \$20,000 in 2022 and consists of black cherry, oak, birch, maple and ash.

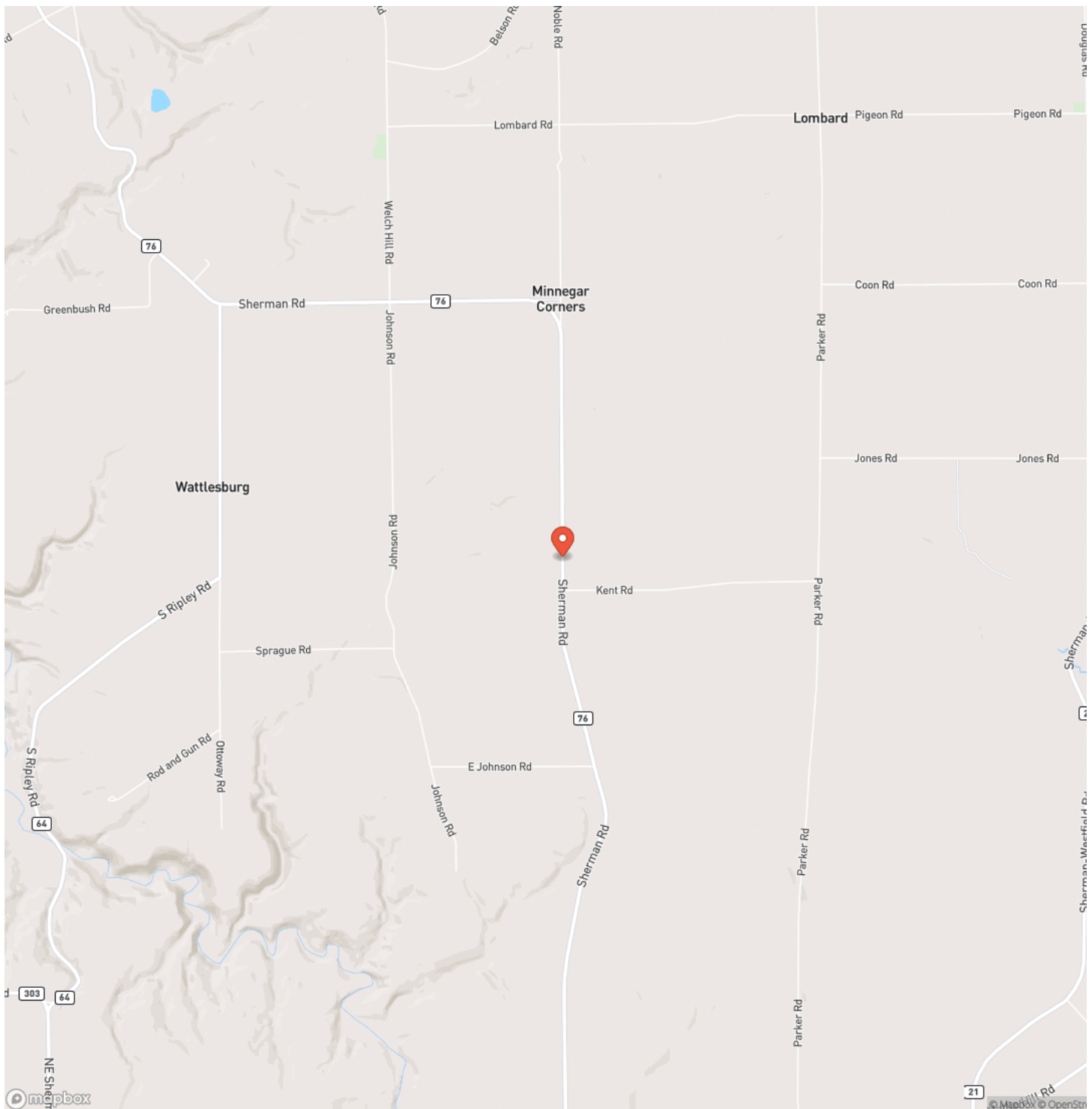
This property was primarily a family deer hunting property with much success year after year. Ripley public property is adjacent on the north boundary assuring no one will build on that side.

Ripley is the most southwestern township of NYS, providing travel accessibility from all directions. Lake Erie is close by with exceptional boating and fishing too. All oil, gas, mineral and timber rights will transfer.

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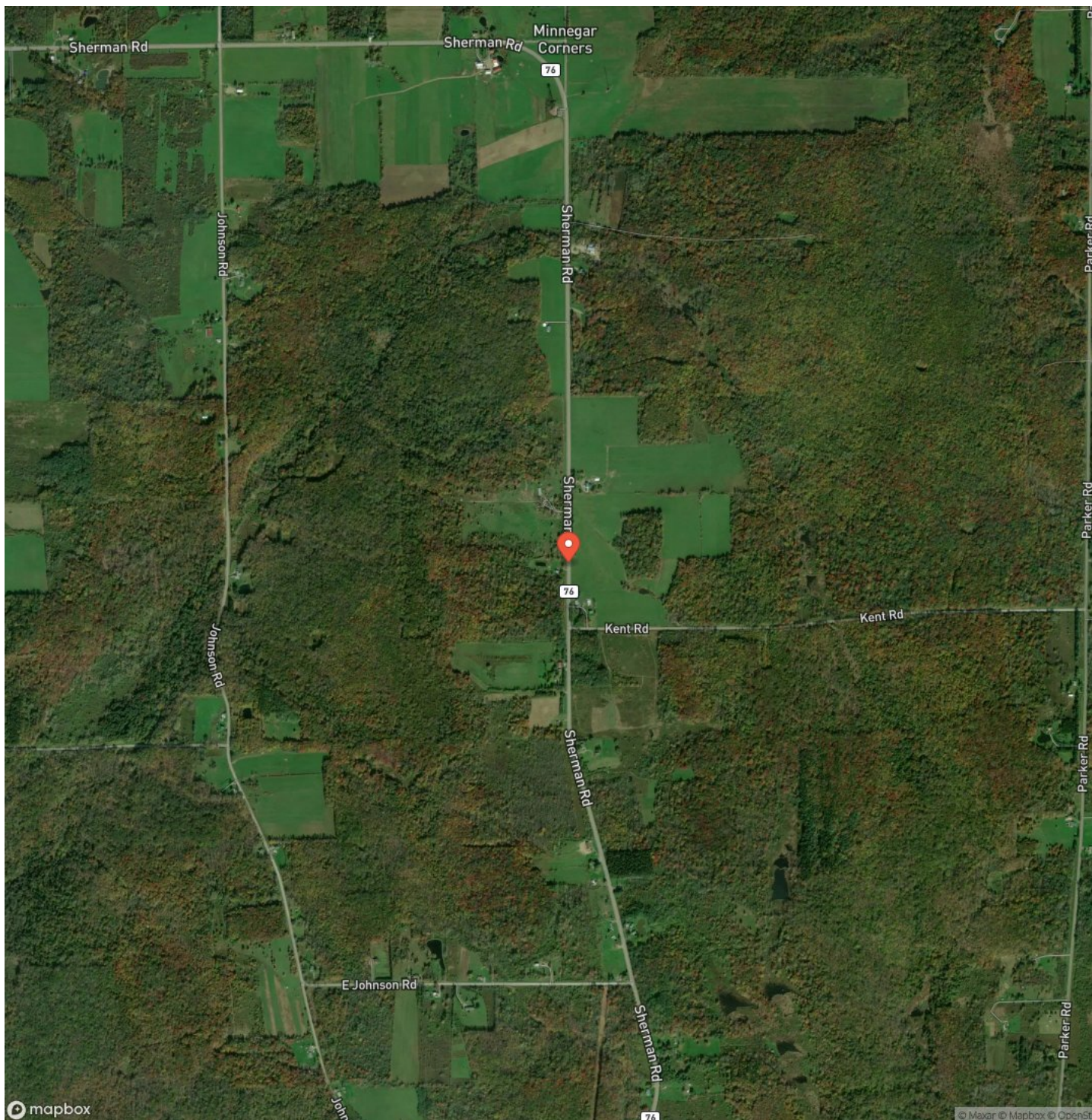
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Owens

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Address

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City / State / Zip

Ashville, NY 14710

NOTES

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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

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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.



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