

Ecker's Acres
9153 North Hill Road
Forestville, NY 14062

\$139,900
35± Acres
Chautauqua County



Ecker's Acres
Forestville, NY / Chautauqua County

SUMMARY

Address

9153 North Hill Road

City, State Zip

Forestville, NY 14062

County

Chautauqua County

Type

Recreational Land, Hunting Land, Timberland, Horse Property

Latitude / Longitude

42.40074 / -79.132658

Taxes (Annually)

3979

Acreage

35

Price

\$139,900

Property Website

<https://www.landleader.com/property/ecker-s-acres-chautauqua-new-york/41953>



PROPERTY DESCRIPTION

The Estate is selling the property AS-IS related to the home and associated farm buildings on the property. There is an old farmhouse on the property that may be salvageable to some or a complete teardown to others. The house is not being considered as a value to this offering. There has been no occupation of the home since 2020 and the well and septic will transfer as-is and no testing will be done.

The property has multiple barn and storage structures that will transfer. The large metal sided pole barn is a 38'x72' structure with overhead doors at each end ready to store your equipment both large and small. The former milkhouse portion of the large barn was converted to a chicken coop with the milking portion of the barn still intact, but in need of repairs.

There is about 11 acres in fenced pasture, 10 acres in tillable ground and 14 acres in forest with a nice stand of timber. The timber was inventoried in 2022 showing 50,918 boardfeet of timber dominated by hard maple, soft maple, cherry and hemlock. There has been no logging on the property in decades and the fields haven't been tended now for a couple of years. The open land south of the house has a fantastic view to the southeast. Any new home or camp construction might want to take advantage of this view and capture the eastern sunrise!

There is a lovely, small, full-time flowing stream that meanders through the western side of the forested area. There are numerous minor waterfall areas along its course adding to the ambiance of this property.

There is abundant sign of both deer and turkey throughout the property. Near the northwest corner of the property is a deer blind that is built at ground level with 6 shooting windows and a woodburning stove. This is in a great location along the many deer trails and adjoining farmed acreage and would also make a great spot for an overnight camp in the woods.

The property is located in an area of new windmill construction. No windmills will be placed on this property. The property does benefit from being within the wind zone and currently receives \$1,500/year under the current lease. If/when utility lines are ran across the northwest corner of the property, this rate will increase to \$3,000/year for 20 years, then move to \$4,000/year from 20 to 40 years which is the term of the lease. The lease income will transfer to the new owner.

All oil, gas, mineral and timber rights will transfer to. The property may be subject to a gas lease which will also transfer. The Estate has no knowledge of any income from any gas or pipeline lease and there is a pipeline on the property near the road front.

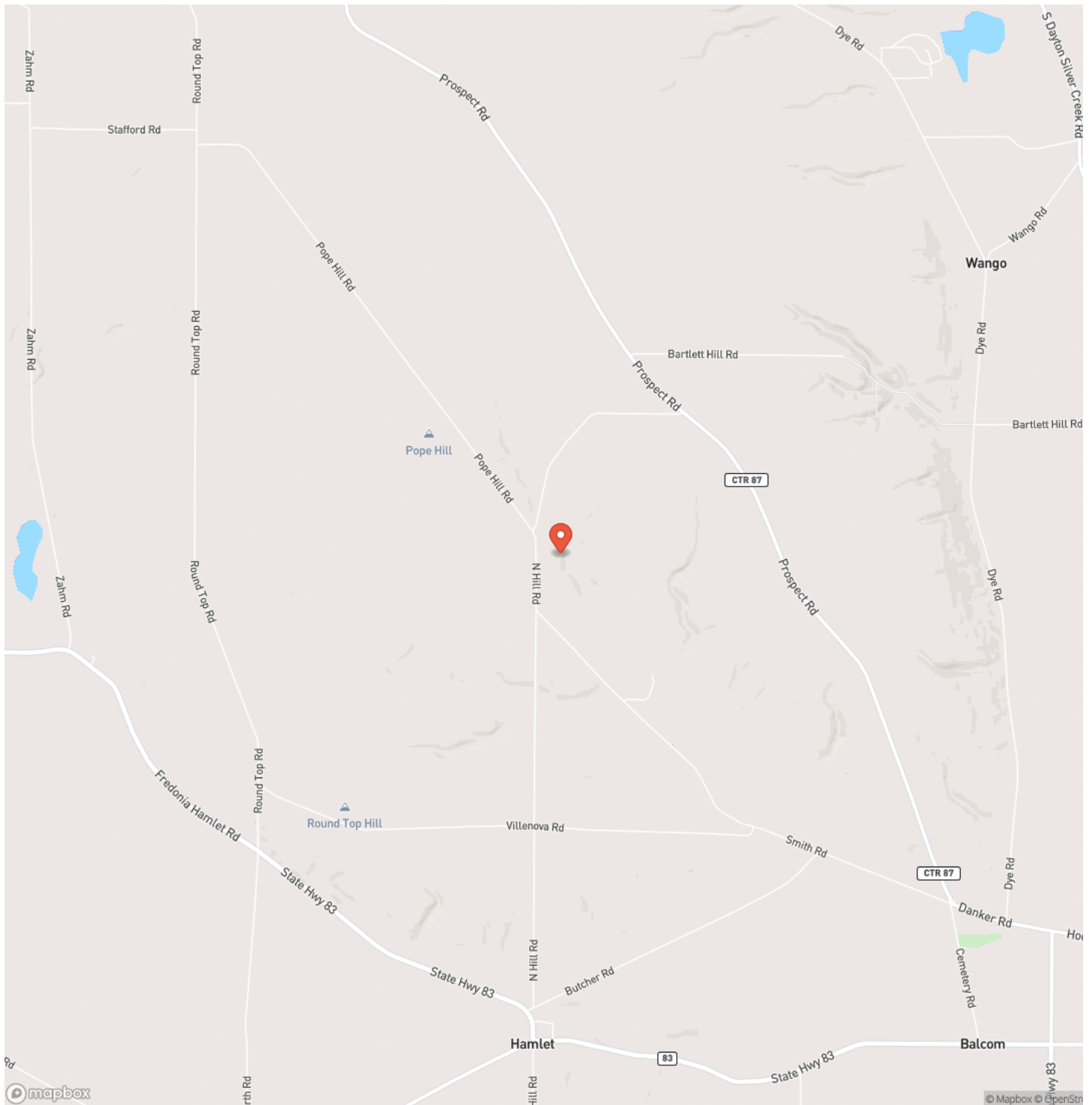
The property has approximately 1,400 feet of road frontage.

This is a great opportunity to own your own hobby farm in a beautiful setting in a quiet rural area!

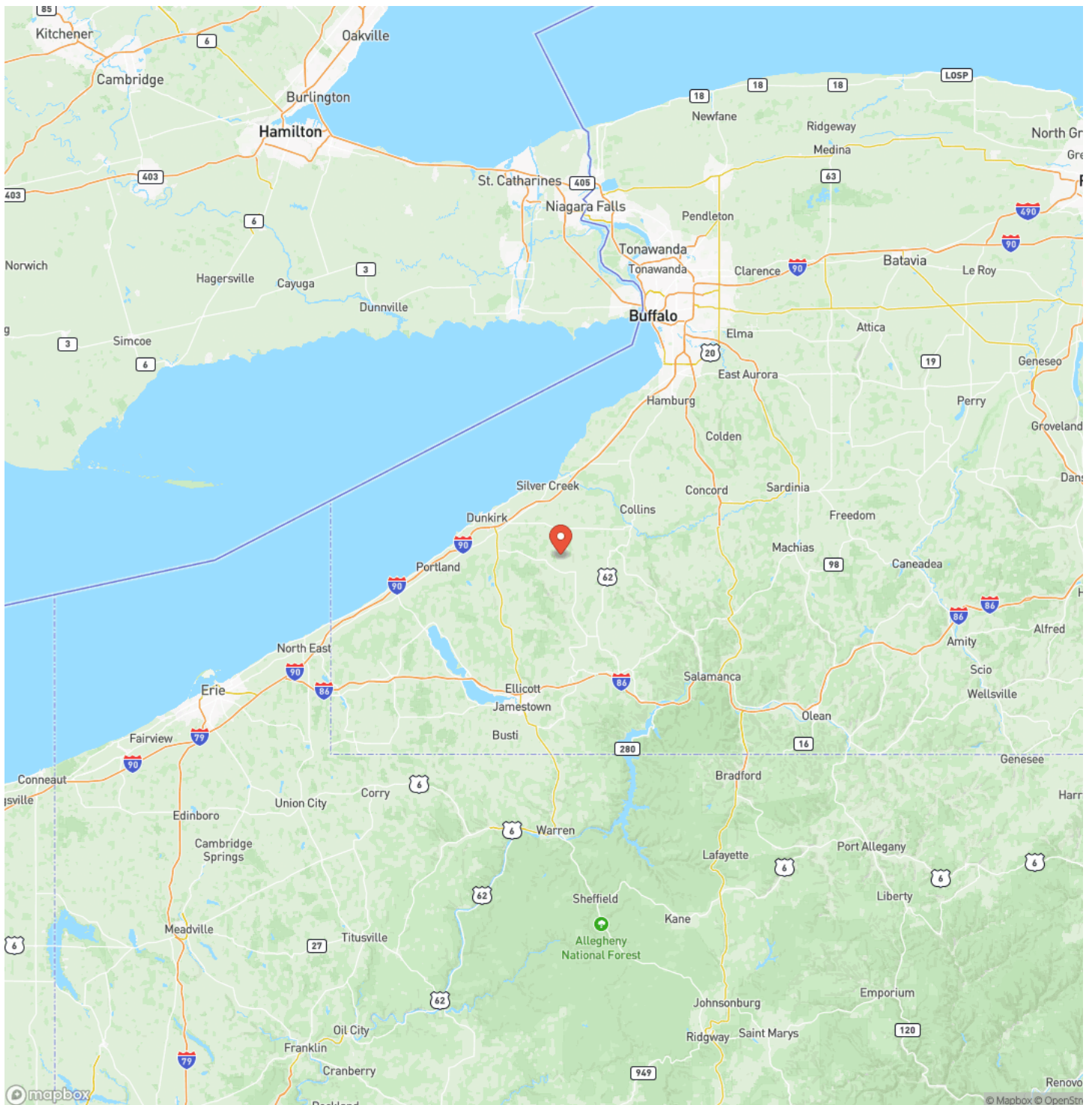
Ecker's Acres
Forestville, NY / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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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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