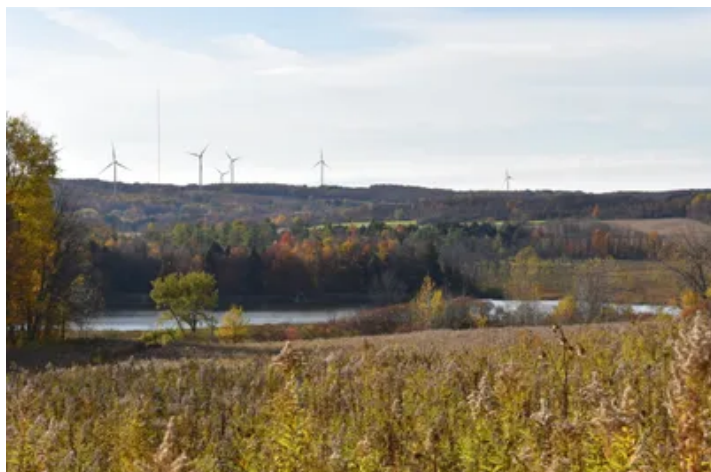


Marvelous West Mud Lake
9131 Zahm Road
Forestville, NY 14062

\$110,000
19.800± Acres
Chautauqua County



Marvelous West Mud Lake
Forestville, NY / Chautauqua County

SUMMARY

Address

9131 Zahm Road

City, State Zip

Forestville, NY 14062

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land, Lakefront

Latitude / Longitude

42.4004 / -79.176413

Taxes (Annually)

1093

Acreage

19.800

Price

\$110,000

Property Website

<https://www.landleader.com/property/marvelous-west-mud-lake-chautauqua-new-york/47793>



Marvelous West Mud Lake Forestville, NY / Chautauqua County

PROPERTY DESCRIPTION

This is a fantastic opportunity to own a great property on a quiet road with direct frontage on West Mud Lake and an excellent view too! The property has about 450 feet of frontage on West Mud Lake creating excellent opportunities for duck and goose hunting, fishing, canoeing, kayaking and even waterskiing on this 15 acre water body. There is no public access to this lake and only 7 properties adjoin it including this one, assuring the quiet and private nature of this lake.

The property has about 5 acres in hardwood forest comprised of maple, cherry, hickory, beech, hemlock and more. There is a seasonal drainage that flows through this portion but only during rain events or snow melt periods. The deer and turkey sign is found all through here as well as in the adjoining field area.

There is a 7 acre field adjacent to the forest that was formerly used for agricultural crop production. It remains as open land with a fantastic view of West Mud Lake and the surrounding area. A food plot placed here could pay big dividends! This is high, dry gravel ground and would be ideal for building your future home or camp. The listing agent kicked up 2 bucks that were bedded here during the property inspection.

The balance of the property on the lake side of the road is generally open with brushy cover as it progresses toward the Lake. There is about 2 acres of mapped wetlands directly adjacent to the lake shore but it is walkable and is not swamp.

This is an excellent opportunity to own property on a small private lake. Fishing for largemouth bass is solid, multi-species hunting opportunities are fantastic here and the property is only about one-half mile from the area snowmobile trail system. Go north on Zahm road right to the trail! Take in the view, watch the wildlife in your front and back yard, eagles soaring above and relax in this private paradise!

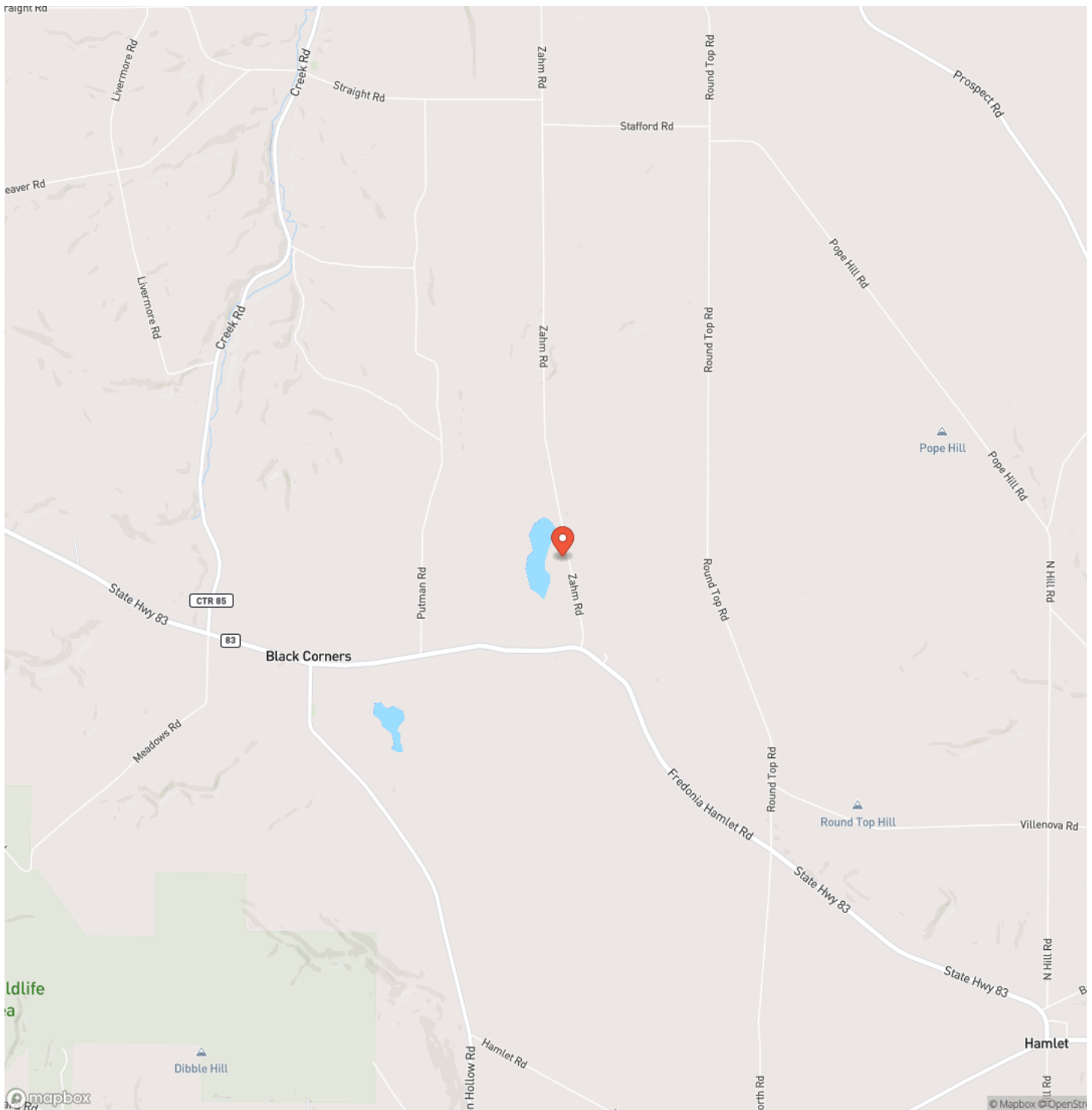
All oil, gas and mineral rights transfer!



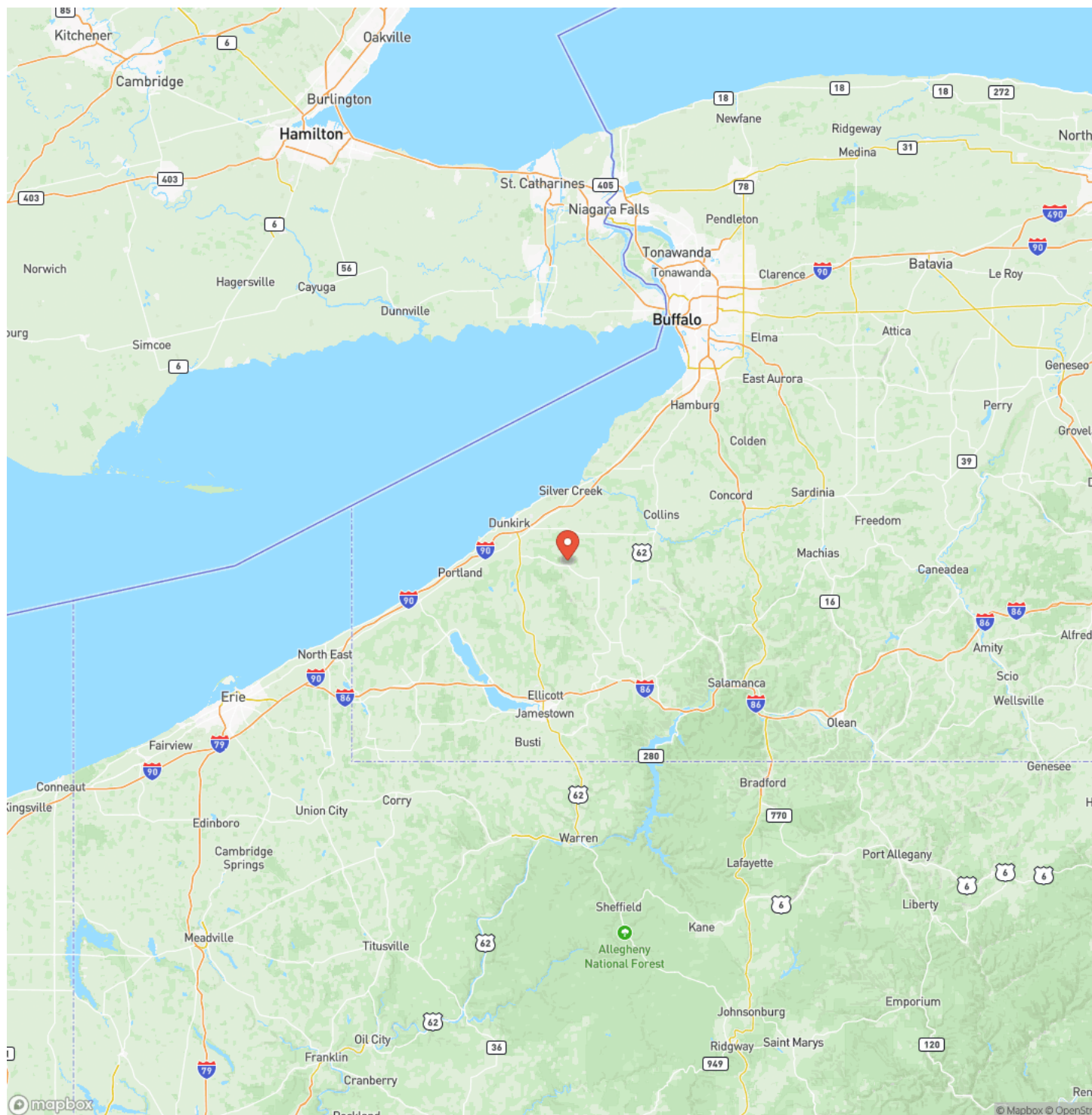
Marvelous West Mud Lake
Forestville, NY / Chautauqua County



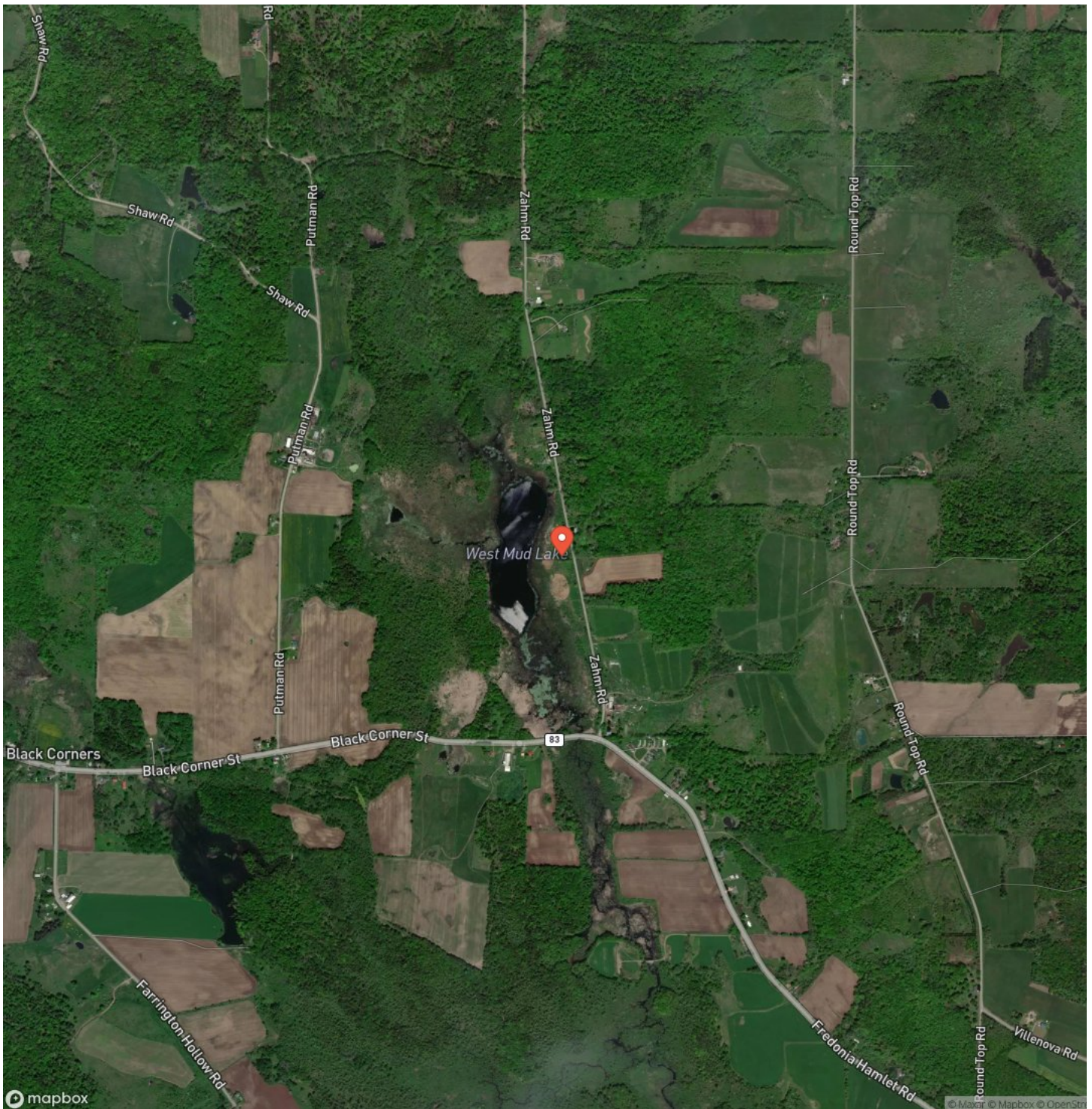
Locator Map



Locator Map



Satellite Map



Marvelous West Mud Lake
Forestville, NY / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

TimberlandRealty.net

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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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