

Harris Hill Lot 1
Chautauqua and Harris Hill Road
Gerry, NY 14740

\$69,900
15± Acres
Chautauqua County



Harris Hill Lot 1
Gerry, NY / Chautauqua County

SUMMARY

Address

Chautauqua and Harris Hill Road

City, State Zip

Gerry, NY 14740

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.2406 / -79.1861

Acreage

15

Price

\$69,900

Property Website

<https://www.landleader.com/property/harris-hill-lot-1-chautauqua-new-york/70538>



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PROPERTY DESCRIPTION

This is a great opportunity to own the perfect spot for home or camp in a quiet rural area with direct adjacency to NYS Land! The property is completely wooded with a mixture of hard maple, soft maple, cherry and more. There is some nice timber coming along here as well and there has been no harvesting here in a very long time so the woods looks great!

There is no lack of deer sign through the property with tracks, trails, rubs and scrapes found throughout. Turkeys are frequent visitors also.

There is a gravel driveway located on Chautauqua Road which is a great spot to park your vehicle or camper or to continue to extend it into the woods for a more secluded setting.

The property directly adjoins the Harris Hill State Forest on the east boundary and directly across Chautauqua Road which encompasses 2,271 acres of land for hunting, hiking and mountain biking. On the south side of Chautauqua Road, the Eastside Overland Trail system is found that spans about 19 miles for your hiking and cross country skiing pleasure. Lean-tos are found on the trail system where you can stay overnight if you choose to.

The property is also ideally located, being only about 30 minutes to Lake Erie for first class walleye, steelhead and smallmouth bass fishing; 15-20 minute to Cassadaga Lake and Bear Lake for quality bass, northern pike and muskellunge fishing from boat or kayak; and about 30 minutes to Chautauqua Lake for quality walleye, bass and musky fishing as well.

In addition, the area Snowmobile Trail system is found on the State Land on the southside of Chautauqua Road. So, you can literally drive your sled from your land to the trail system with no trailering required!

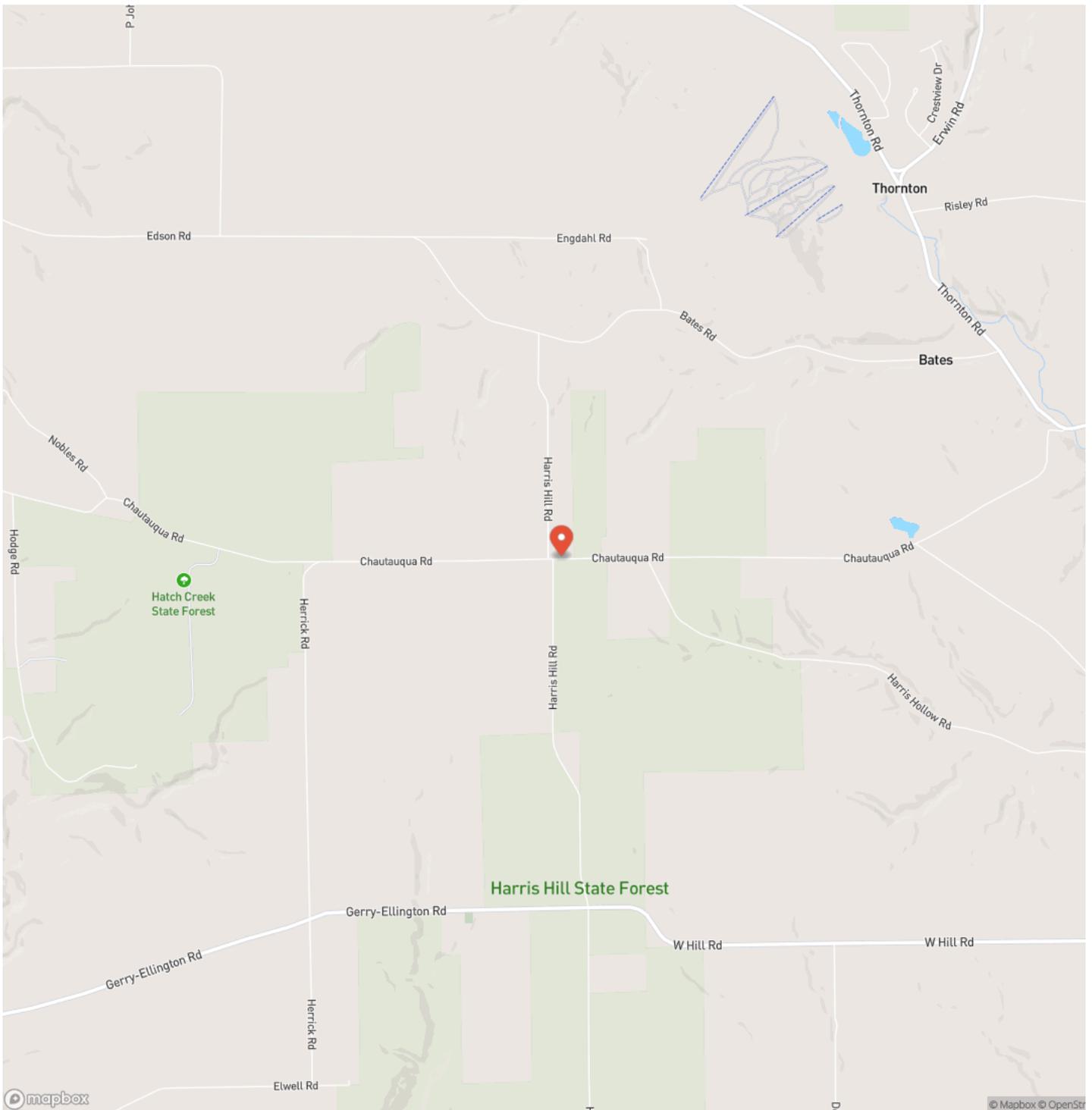
The oil, gas and mineral rights are not owned and do not transfer. There is no production of any kind on the property.

The property is known as Lot 1 and has approximately 1,160 feet of road frontage on Harris Hill Road and 561 feet on Chautauqua Road. Electric is available on the road.

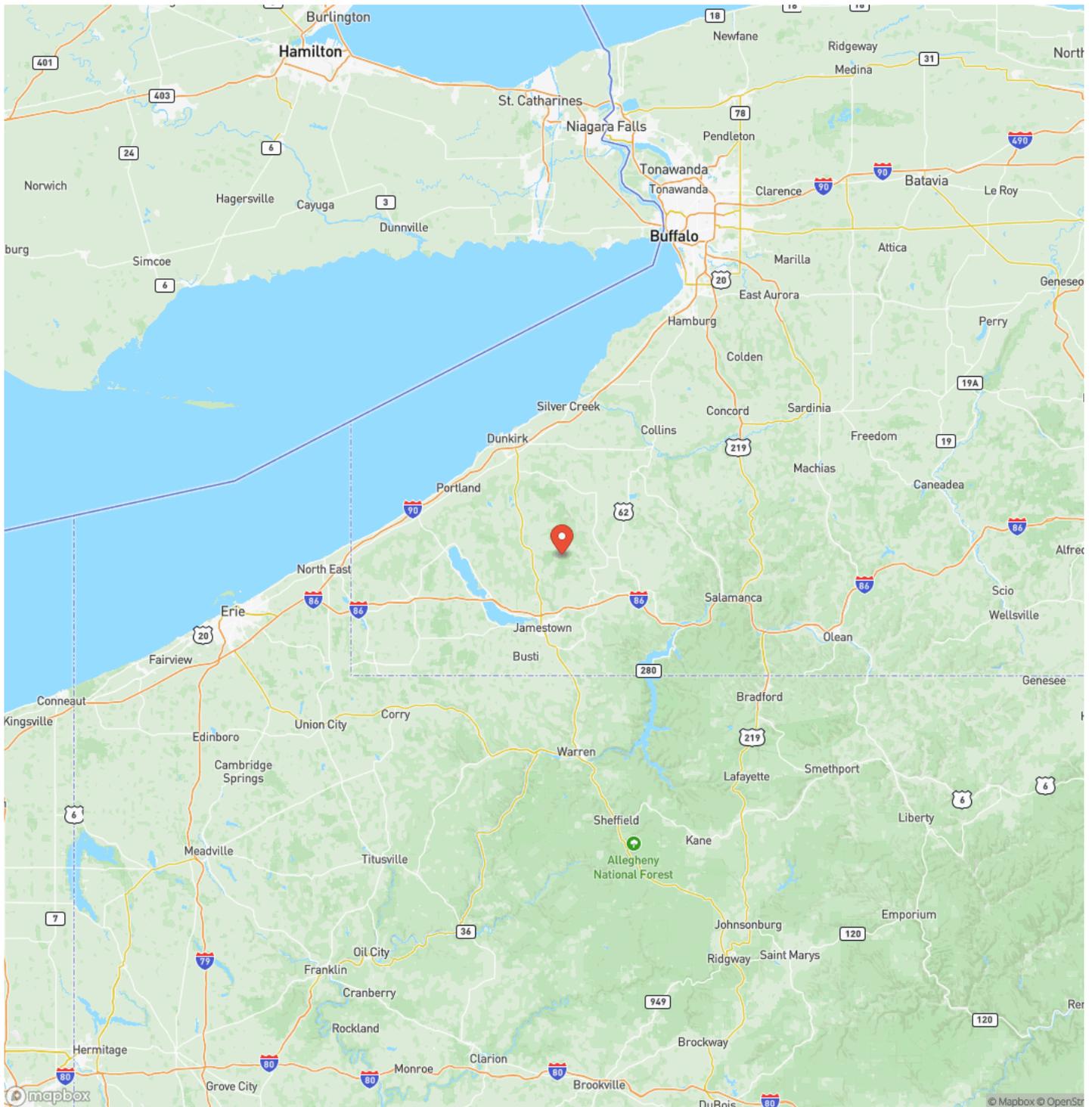
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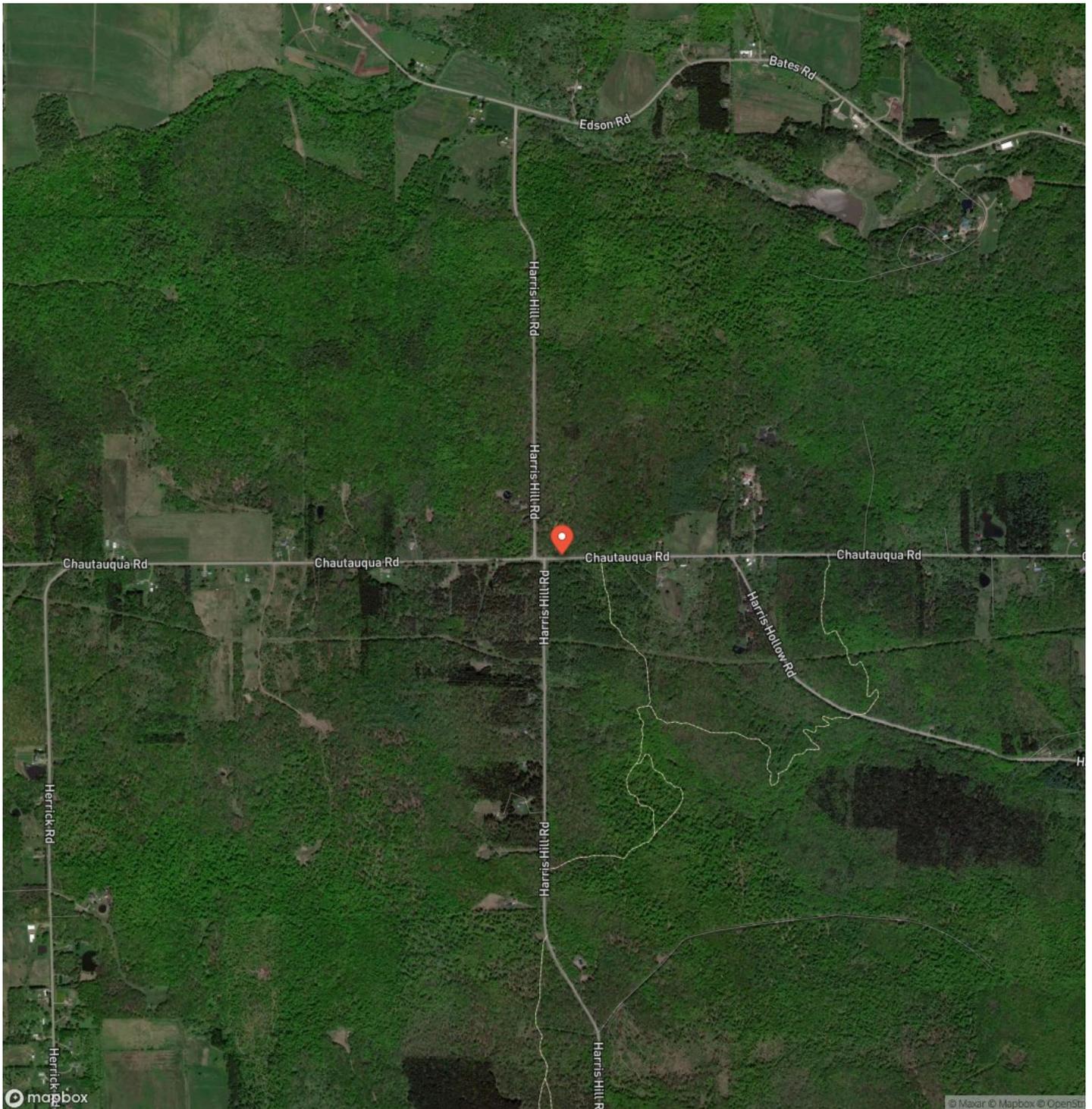
Locator Map



Locator Map



Satellite Map



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