

Harris Hill Lot 2
Harris Hill road
Gerry, NY 14740

\$64,900
15± Acres
Chautauqua County



Harris Hill Lot 2
Gerry, NY / Chautauqua County

SUMMARY

Address

Harris Hill road

City, State Zip

Gerry, NY 14740

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.2454 / -79.1872

Acreage

15

Price

\$64,900

Property Website

<https://www.landleader.com/property/harris-hill-lot-2-chautauqua-new-york/70541>



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 are multiple building site opportunities from the more level land at the south end to areas overlooking the sloping land and drainage further to the north.

The property directly adjoins the Harris Hill State Forest on the east boundary 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.

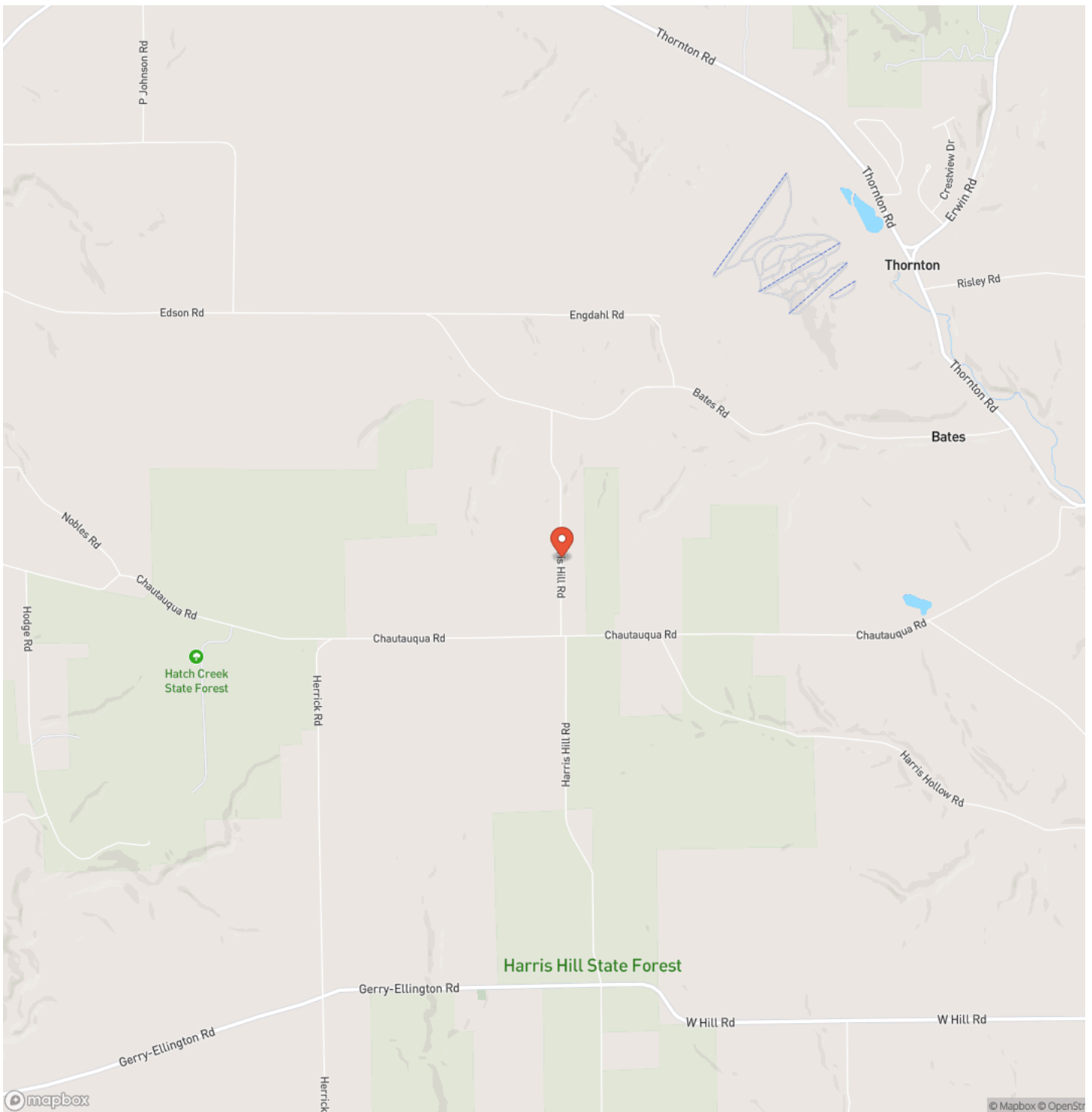
In addition, the area Snowmobile Trail system is found on the State Land on the southside of Chautauqua Road. So, you can literally drive your sled from your land to the trail system with no trailering required!

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 2 and has approximately 1,142 feet of road frontage on Harris Hill Road. Electric is available on the road front.



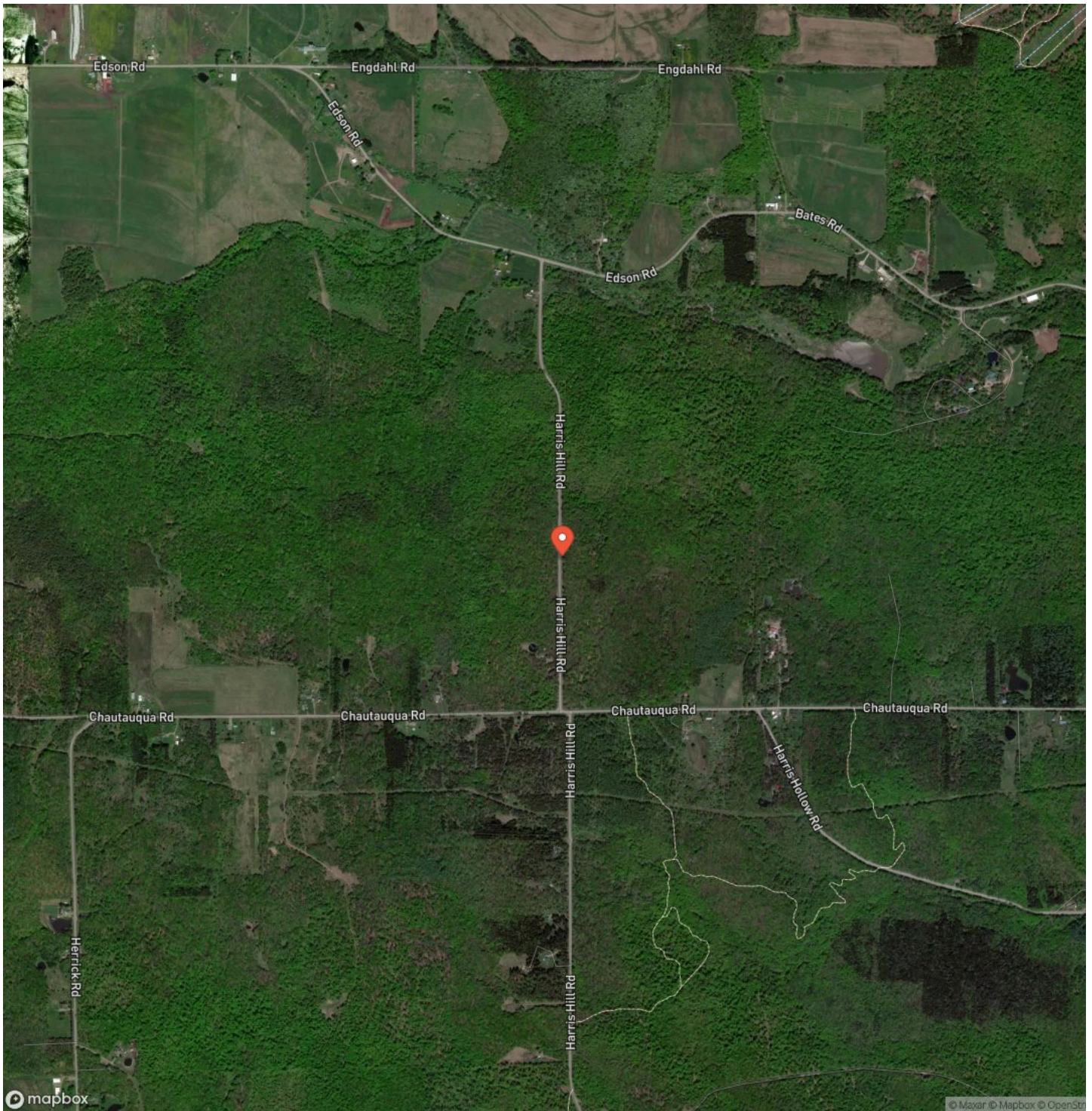
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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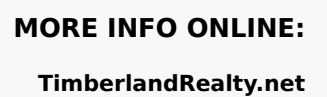
City / State / Zip

Falconer, NY 14733

NOTES

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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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