

Harris Hill Lot 3
Edson and Harris Hill Road
Gerry, NY 14740

\$174,500
53.470± Acres
Chautauqua County



Harris Hill Lot 3
Gerry, NY / Chautauqua County

SUMMARY

Address

Edson and 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

53.470

Price

\$174,500

Property Website

<https://www.landleader.com/property/harris-hill-lot-3-chautauqua-new-york/70543>



PROPERTY DESCRIPTION

The property is completely wooded with a mixture of hard maple, soft maple, cherry, red oak, hemlock, Norway spruce and more. There is some nice timber coming along here 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. A stream flows through the property on the north end with some fantastic deer habitat found here. There is no lack of trails in this area!

There are multiple building site opportunities along Harris Hill Road along the "high spots" on the road front moving from south to north on the road. There are multiple options to take advantage of the sloping nature in some areas where you can build with a great internal view in the woods and down the hill to the north or along the drainage gulley found on this parcel.

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!

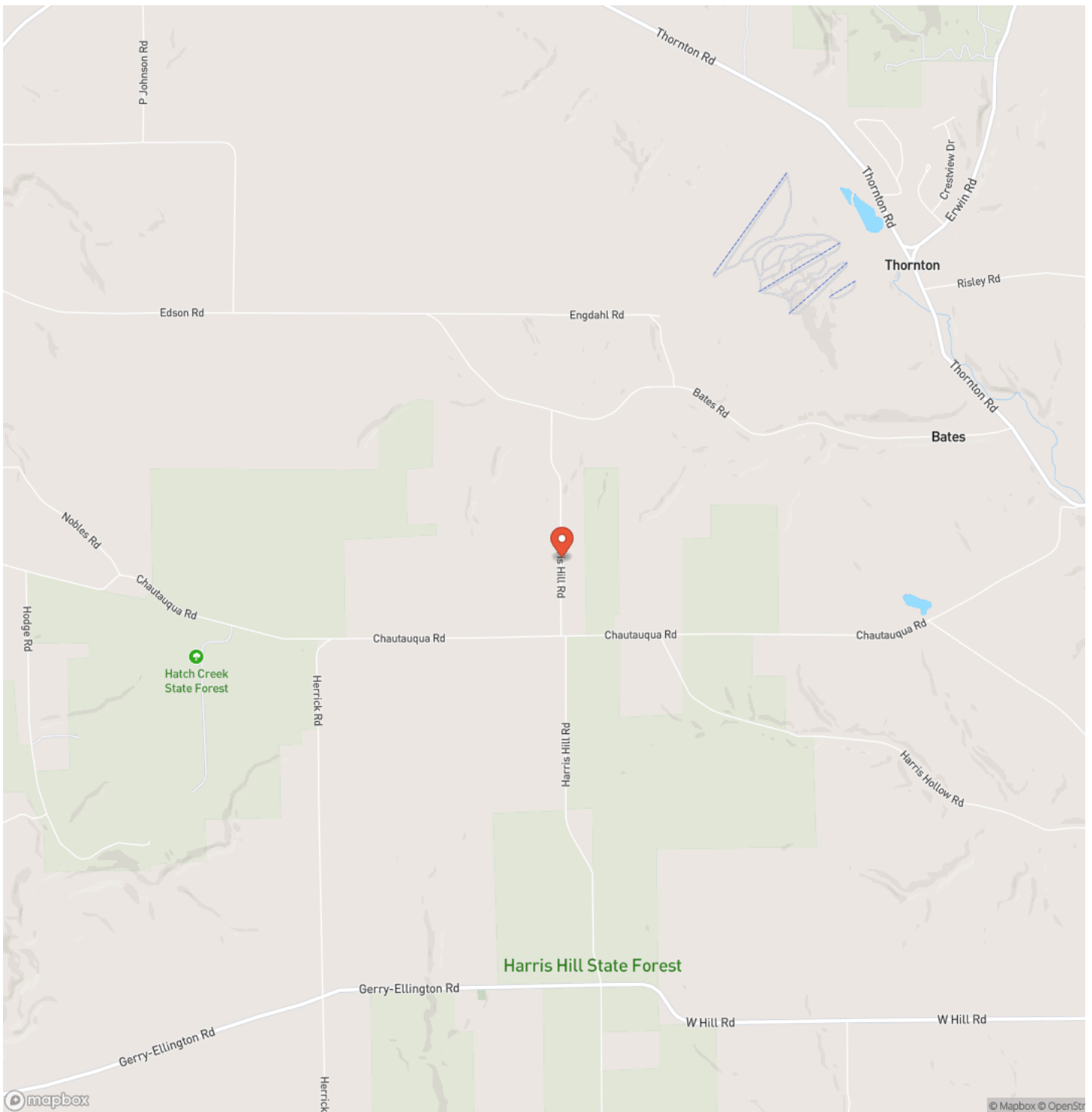
The oil, gas and mineral rights are not owned and do not transfer. There is no production of any kind on the property.

The property is known as Lot 3 and has approximately 2,900 feet of road frontage on Harris Hill Road and 1,282 on Edson Road. Electric is available on the road front.

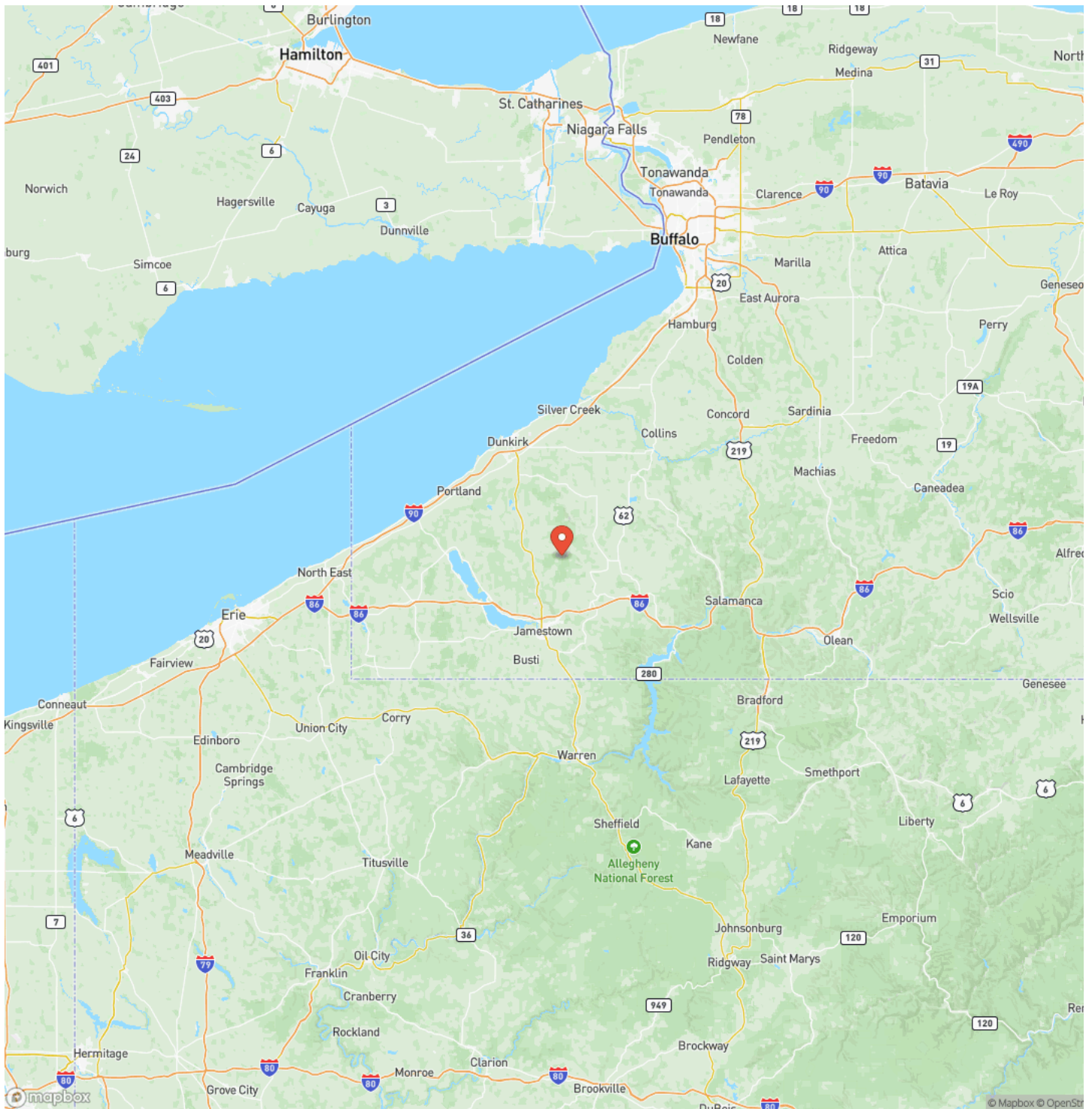
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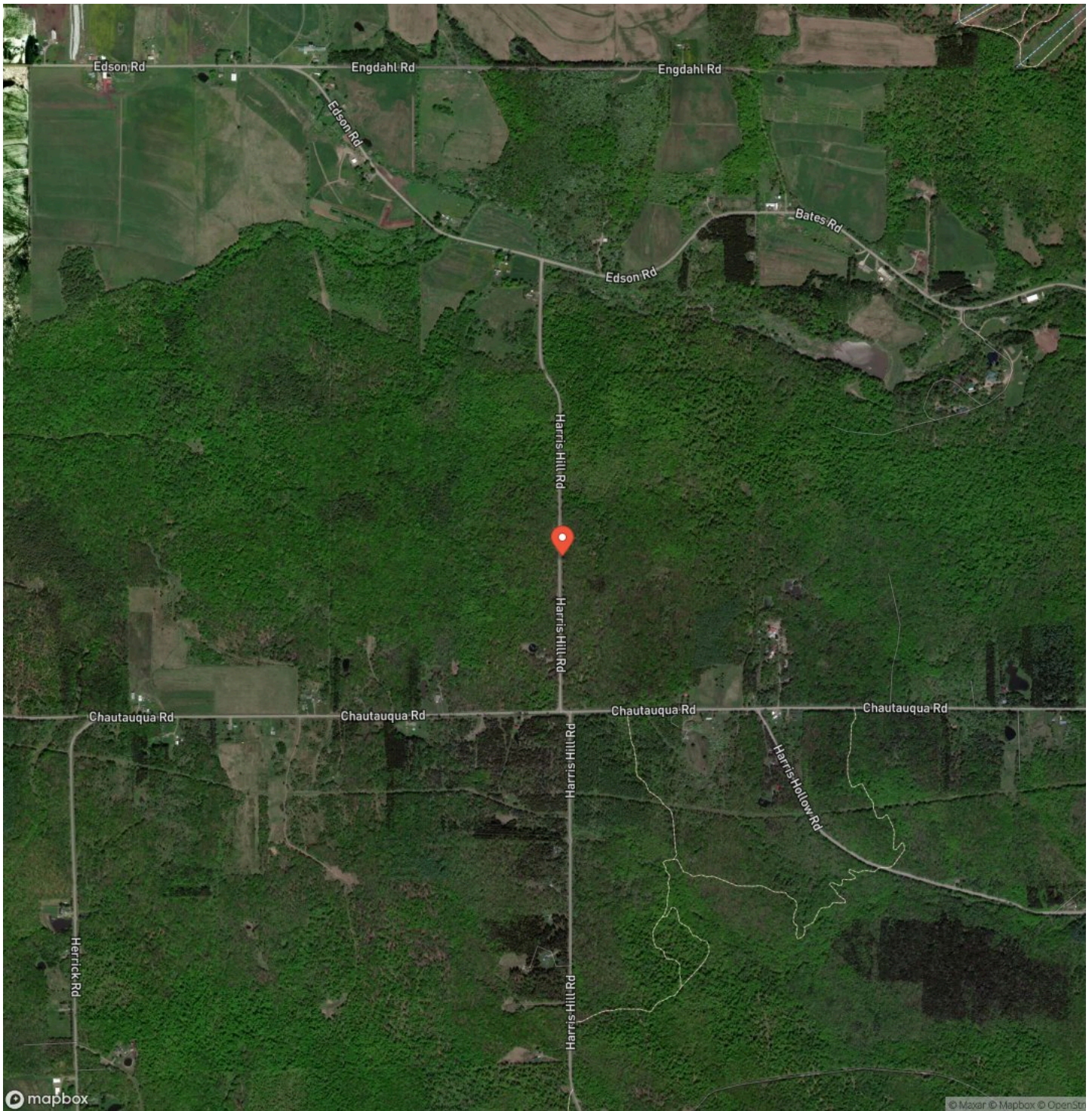
Locator Map



Locator Map



Satellite Map



Harris Hill Lot 3
Gerry, NY / Chautauqua County

LISTING REPRESENTATIVE

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NOTES



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