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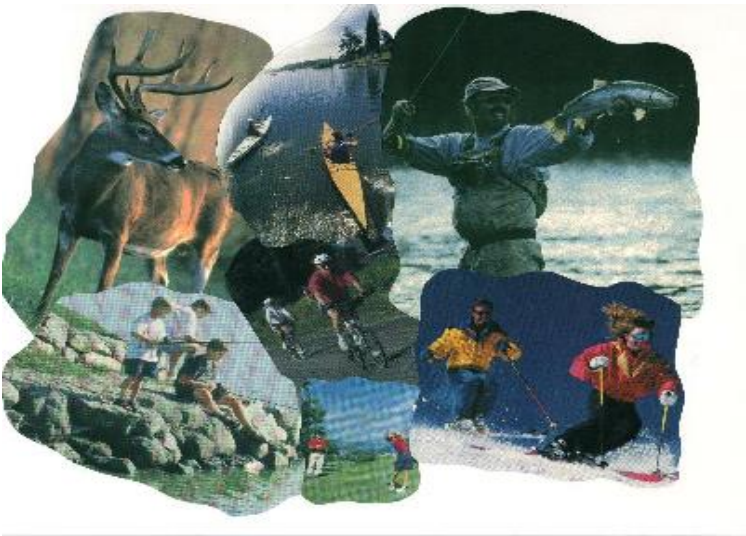
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XFZEV3

Proudly presents...

**Prime Development Property  
Findley Lake, NY 14736  
590 Road Front Feet On Route 426**



**365 Feet Northeast Of Exit 4  
Off Interstate 86  
23.4 Acres M/L \* Zoned B-1**

**EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE SERVICES**

**OFFERING PRICE FOR LOT : \$100,000**



10438 Main Street, #1 Alexander Findley Square  
P.O. Pox 496, Findley Lake, New York 14736-0496

Licensed and Bonded in New York, Pennsylvania, and Ohio

(716) 769-7300 • FAX (716) 769-7341 • Toll Free 1-888-876-4999

E-mail: [findleylakeproperty@gmail.com](mailto:findleylakeproperty@gmail.com) • <http://www.findleylake-property.com>



## PROPERTY DATA

**Price:** \$100,000.00

**Lot Size:** 23.4 Acres M/L

### AMENITIES:

- ◆ Property located in beautiful Findley Lake
- ◆ Short driving distance to Peek'N Peak Resort & Conference Center
- ◆ Property is located in a prime recreational area for all types of summer and winter recreational activities.
- ◆ Close proximity to the Chautauqua Institution and Chautauqua Lake

### Tax Identification:

Tax ID No: Section 342.00 Block 1 Lots 8 & 9  
Town of Mina

### Tax Assessment:

Tax ID: 342.00-1-9

Land: \$57,200

Total Assessment: \$ 57,200

Tax ID: 342.00-1-8

Land: \$47,000

Total Assessment: \$ 47,000

Total Assessment For 2 Lots: \$104,200

### Estimated Property Tax:

#### 342.00-1-9

2016-17 School: \$774.98

2016 County & Town: \$706.89

Approx. Total Taxes: \$1481.87

#### 342.00-1-8

2016-17 School: \$636.79

2016 County & Town: \$580.83

Approx. Total Taxes: \$1217.62

**Approx. Total Two Parcels: \$2699.49**

**Township:** Town Of Mina

**County:** Chautauqua

**Zoning:** B-1

**Mineral Rights:** Mineral Rights: Oil and Gas leases of record of current validity, but granting all rights, there under insofar as pertaining to the above described property to the purchaser.

**School District:** Clymer Central School

**Water:** None

**Sanitary Sewage:** None

**Utilities:** Available, Electric, Natural Gas, Telephone, & Cable TV

**Survey Reference:** None Known

### Deed Reference:

Liber 1805 Page 271 Filed 11-2-78

**Possession:** Deed Recording

**Title Search:** To Be Furnished At Time Of Sale

### Legal Representative:

Orton & Jeffery, PC

Attorneys At Law

Attorney Robert J. Jeffery

33 East Main St.

North East, PA 16428

814-725-9657

admin@ojpclaw.com

### DISCLOSURES:

1. **Subject To All Restrictions,** easements, rights-of-way, building lines, leases and oil and gas leases of record, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.
2. **Agriculture Disclosure:** The property is in an agricultural area. "Farming Community: with its associated activities causing noise, dust and odors.
3. **Square Footage:** If the square footage is important to the Buyer/Buyers they should have the property measured and not rely upon the information provided in this property prospectus.
4. **Sale Price To Current Assessment Disclosure:** Under current assessment practices, in order to maintain 100% equalization rate, if the assessment does not equal the sale price you may expect at some point, the assessment to be changed to reflect the actual sale price. If you have questions contact the local town assessment office in which the property is located.
5. **Property Dimension:** All property dimensions are approximate and subject to verification by a current land / plot survey
7. **Flood Plain Insurance Disclosure:**  
*NOTE: Flood Plain Information:*  
*Community:* Town of Mina  
*Map No.:* 3613710025B  
*Zone:* X  
*Panel No.:* 0025A  
*Map Revised:* January 2, 2003

**NOTE:** Howard & Associates believes all information to be accurate but subject to verification

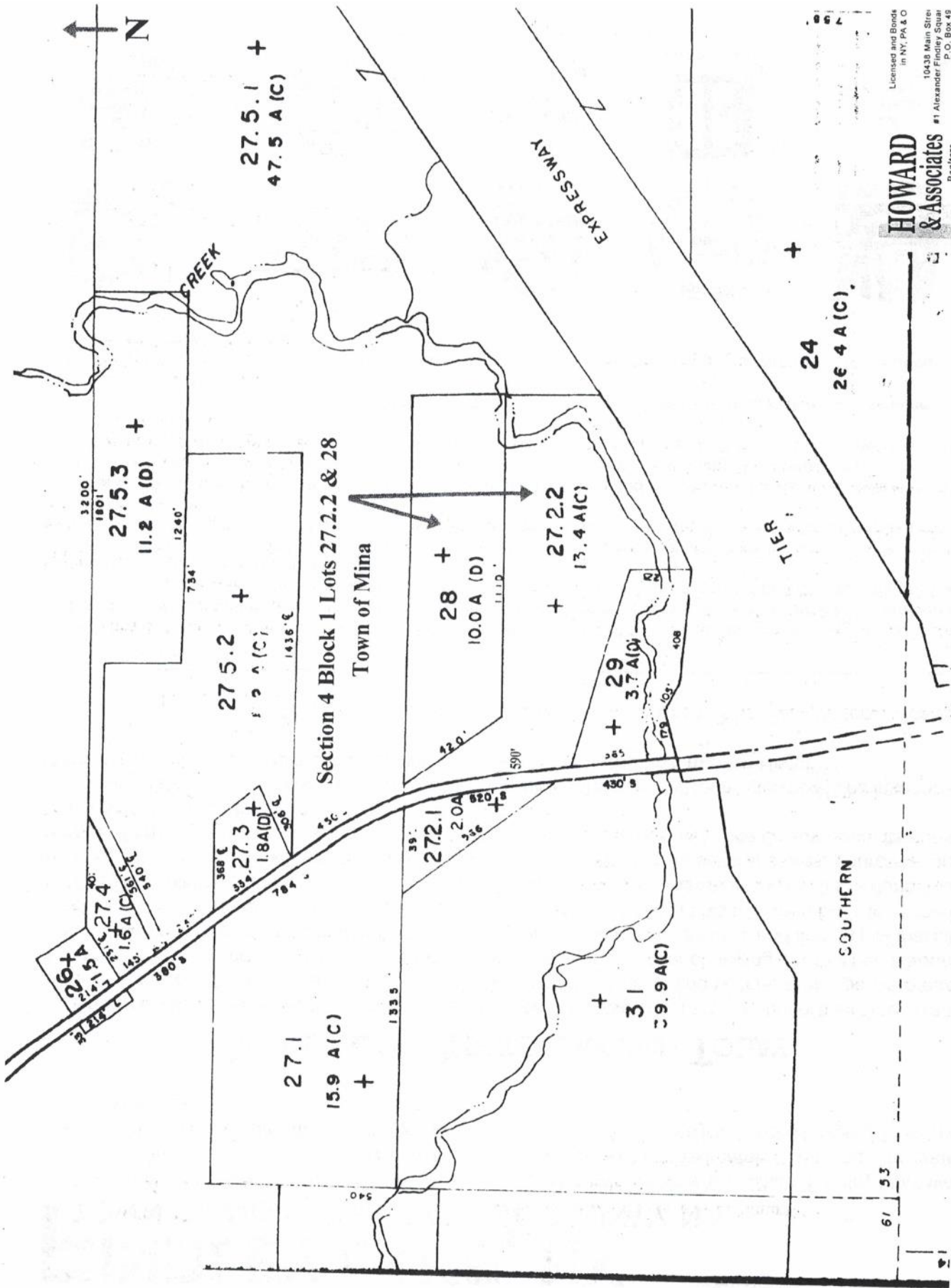
### FOR VIEWING APPOINTMENT

#### CONTACT:

**Howard & Associates**

**716-769-7300 Office**

**[www.findleylake-property.com](http://www.findleylake-property.com)**



This is a Tax Reference Map for the Town of Mina, NOT A SURVEY

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 Fax: (716) 760-7144  
 Toll Free: 1-888-876-469

# FINDLEY LAKE, NY

## TOWN OF MINA, CHAUTAUQUA COUNTY, N.Y.

The Hamlet of Findley Lake is situated on the western boarder of New York State. Findley Lake was formed by the damming of two ponds in 1815, covering an area of approximately 300 acres. The water level is controlled by a dam with a summer elevation of 1420 feet above sea level and is lowered 32 inches for a winter level.

### FINDLEY LAKE YESTERDAY AND TODAY

Findley Lake, the name alone means so much to those who have spent any amount of their time on and around its shores. But why? Can it be just the restful lapping of the cooling waters, or the gentle breeze through the flowers and trees? No, I think there's more. Its history is ever changing. From when a young man of Scot-Irish decent came from Ireland searching for a place to raise a family and finding just that site purchased it in 1811. He then went off to war and returned in 1815 to start his mill, then built his home in 1816. By the building of the dam for the mill it created a large pond and was known as Findley's Pond, then later Findley's Lake. The settlement sprung up around the mills, hotels, several stores, churches, and schools. Fires tried to destroy it but it kept springing back. We had our own Little Chautauqua. Its name, Lakeside Assembly, started in 1895 and ran through 1915.

Steamboats in the summer and horse races in the winter, those are all memories now. The lake today still has its activities, the town is growing with changes. So we are again making History!

*Article provided by Findley Lake Town Historian - Mrs. Paul (Sharon) Scarem*

Howard & Associates, Real Estate-Appraisals-Auctions-All Types of Insurance, the firm serving Western New York and Northwestern Pennsylvania, marketing homes, vacation homes, lake front homes, business, commercial and industrial properties. Our firm specializes in the marketing of farms, land and timberland. We market Real Estate throughout New York, Pennsylvania, Ohio and Canada.

Our firm also does land developments in addition to offering complete design and construction services, meeting all local and state regulations in the states of New York and Pennsylvania. We are also agents for a complete line of manufactured housing.

In addition, we offer complete auction services through our associated firm, Howard & Reimold, specializing in farms, real estate, estates, commercial and industrial plants, construction and industrial equipment.

Please call anytime for a free consultation or market analysis at (716) 769-7300 or 1-888-876-4999. Our staff is ready to serve you.

Our firm has been providing all types of real estate services for over 35 years with its staff totally involved with the communities it serves.

NOTE: Howard & Associates believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.



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