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XFZEV3

Proudly presents...
18.7 Acres of Timber Land
Big Tree-Sugar Grove
Town of Busti



30' Entrance to Property Located on the North Side of the Property Identified as 955 Big Tree– Sugar Grove Rd.

***Park along roadside NOT in driveway of adjacent property owners.**

EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE SERVICES

OFFERING PRICE FOR LOT : \$33,500.00



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 • <http://www.findleylake-property.com>



PROPERTY DATA

Price: \$33,500.00

Lot Size: 18.7 Acres M/L

30' Roadfront feet x 865' x 518.46' x 1443.99'
x 548.4' x 2322.78'. 18.74 Acres

Note: All dimensions subject to a current Land Survey.

Tax Assessment:

Tax ID: 419.00-1-24, Town of Busti

Land: \$23,700.00

Total Assessment: \$23,700.00

Estimated Property Tax:

2016-17 School: \$471.22

2017 County & Town: \$297.83

Approx. Total Taxes: \$769.05

Township: Town Of Busti

County: Chautauqua

Zoning: 322- Rural Vacant

School District: Southwestern Central School

Sanitary Sewage: An approved Chautauqua County Dept. of Health on site septic sewage system will be required.

Water: A drilled well will be required.

Telephone Service: Altel

Electric Service Provider: National Grid

Survey Reference:

Steven A. Carlson, LLS

Job No. 5-11-05

Date: 12/22/2005

Deed Reference:

Liber 2644 Page 479 Filed

Possession: Deed Recording

Title Search: To Be Furnished At Time Of Sale by Seller.

Legal Representative:

Attorney Dennis W. Jones

10378 Main St.

PO Box 590

Findley Lake, NY 14736

716-769-7426

Furnishings: None- Vacant Land

Fair Housing: It is illegal, pursuant to the fair housing law, Division (H) of Section 4112.02 of the revised code and the federal housing law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, military status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services; it is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

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
6. **Survey Disclosure:** All property dimensions are approximate and subject to verification by a current land/ plot survey.

NOTE: Howard & Associates Real Estate Appraisals-Auctioneers believes all information to be accurate but subject to verification

FOR VIEWING APPOINTMENT

CONTACT:

Steve Denny

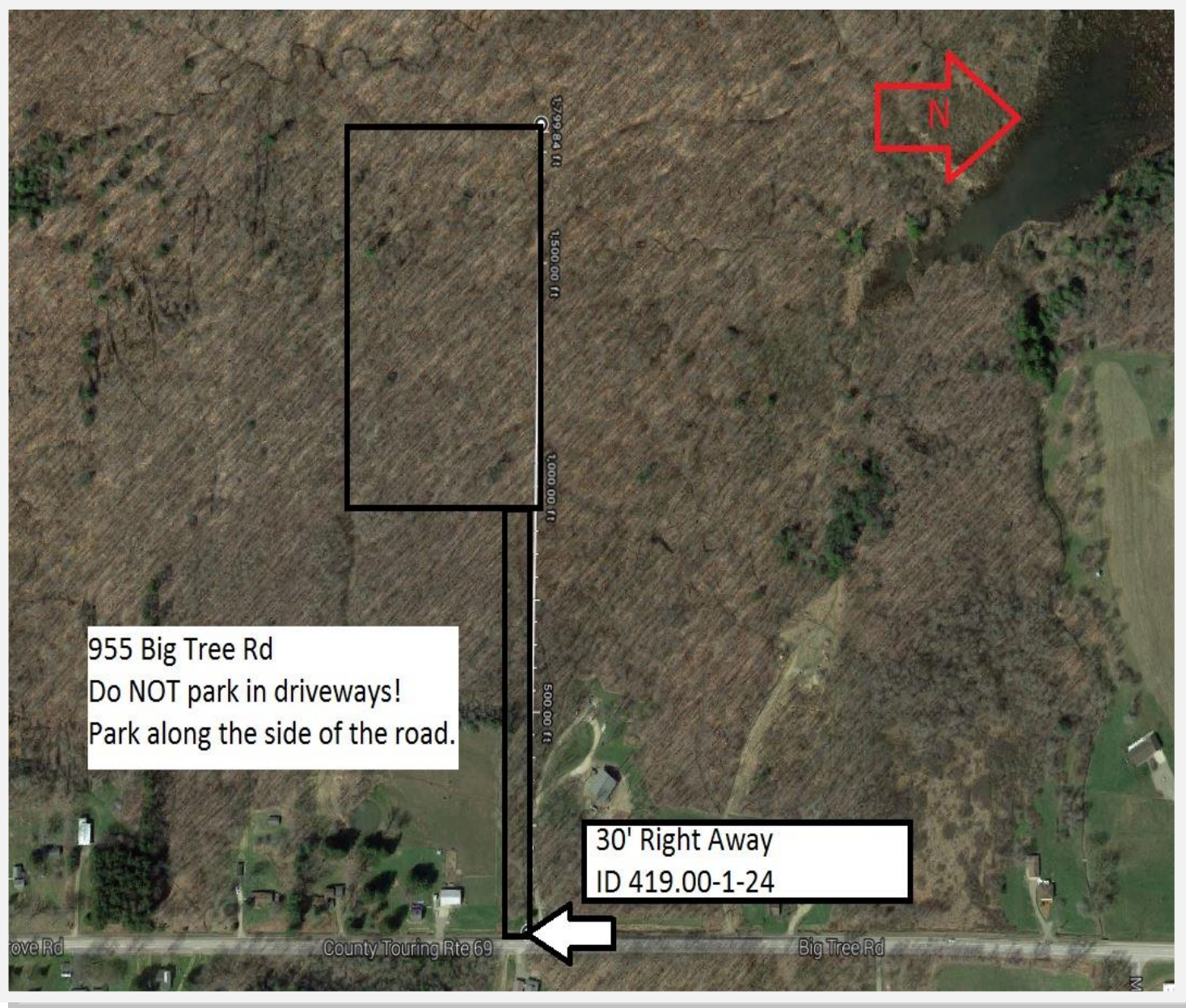
814-881-6411

Howard & Associates

Real Estate-Appraisals-Auctions

716-769-7300 Office

www.findleylake-property.com



955 Big Tree Rd
Do NOT park in driveways!
Park along the side of the road.

30' Right Away
ID 419.00-1-24

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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