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Proudly presents...  
**1.6 Acre Residential  
Wooded Building Lot  
Shadyside Rd.  
Findley Lake, NY 14736**



**West Side of Shadyside Rd. Approx. 540'  
South roadfront corner starts near the mailbox 2496, running about  
540' north along the west side of Shadyside Rd  
Town of Mina**

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

**OFFERING PRICE: \$26,000**



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

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## GENERAL FINDLEY LAKE AREA AMENITIES

- ◆ Peek N' Peak provides many family options with its 8 Chair lifts, 27 ski slopes, 18 hole **golf** course, fitness rooms/ sauna, whirlpool, tennis courts, indoor/outdoor swimming pool, biking, hiking area, miniature golf, zip line, fine or casual dining, cross country and downhill skiing.
- ◆ The **Snowmobiling** Club of Chautauqua County provides over 200 miles of volunteer groomed snowmobile trails to complement the existing 400 miles of state groomed snowmobile trails. Findley Lake is one of the starting points for these many trails. Trail maps available online at [nysnowmobilewebmap.com](http://nysnowmobilewebmap.com)
- ◆ Minutes from the community of French Creek with its general store, the French Creek **Tavern**, and St. Matthias Catholic Church, with the Clymer Hill Reformed Methodist Church.
- ◆ Findley Lake is a great lake to Canoe, Kayak, Fish, and Water Ski on. For the **rowing** enthusiasts Findley Lake is the home of the Mercyhurst University Rowing Center. There are a variety of shops and restaurants to eat at in the village and places to spend a night in.

## NEARBY ATTRACTIONS:

- ◆ A short drive to Chautauqua Lake with its many **restaurants**, year around activities and the prestigious Chautauqua Institution; a **national historical landmark**. This is a summer resort of learning, culture, and self-growth through their four program areas: The Arts, Science & Education, Religion, and Recreation through which you can explore the best in human values and the enrichment of life through a program that explores the important religious, social and political issues of our time.
- ◆ Short drive to North East, PA marina and the Barcelona Marina in Westfield, NY for excellent **boating** access to Lake Erie, one of our country's Great Lakes.
- ◆ Centrally located to multiple **wine trails** and wineries in Westfield, NY & North East, PA. Also located near a number of established and upcoming breweries, including the Southern Tier **Brewery**.
- ◆ Property is nearby to the Overland Trail and the Rails to Trails system for **snowmobiling**, horseback riding, hiking, and biking.
- ◆ 25 Minutes to Bemus Point, site of the Bemus Bay Pops concerts on the lake along with great village **shopping**, entertainment, and **restaurants**.
- ◆ 30 minutes to the Wilderness Lodge, featuring **cross country** skiing at the first Nordic skiing center in PA.
- ◆ 30 minutes to Erie, PA featuring Presque Isle, a national natural landmark. The state park there features freshwater beaches, **swimming, kayaking**, trails, and many forms of wildlife. Also located in Erie is Peach St, about 3 miles of strip **malls** and the central Millcreek Mall so anyone can find just about anything they would need. From one of the oldest **amusement parks** in the nation, Waldameer Park & Water World, to the modern indoor Splash Lagoon, you can also find a way to entertain the kids.
- ◆ 60 Minutes to Ellicottville, home of Holiday Valley **Ski** area and Holimont **Ski** area. The community of Ellicottville has a large **shopping** area, community activities, and its own **brewery**.
- ◆ Under 2 hours to the award winning **Seneca Casino** in Buffalo, NY along with the world wonder **Niagara Falls** for an unforgettable experience of glitz and glamor in a breathtaking natural setting. Other nearby casinos include the **Seneca Allegany Resort** and Casino at Salamanca, NY approximately 1 hour away right off Interstate 86. Even closer at a 30 minute drive is the Presque Isle Casino and Downs, in Erie, PA near the State St. Exit off Interstate 90.

## PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice

*Offering Price:* \$26,000

*Approximate Lot Size:*

540 Roadfront Feet x130'

1.6 Acres M/L.

*NOTE: Any property markers shown are approximate. A current land survey is required to accurately establish the property boundaries with legal description.*

*Approximate Taxes:*

2017 Town & County: \$531.46

2016 -17 School Tax: \$642.20

Approx. Total Taxes: \$1173.66

NOTE: The STAR tax program is available to NY permanent residents. Contact Assessor for the township that property is located in.

## UTILITIES

Electric: National Grid

Telephone: Fairpoint Communications/  
Time Warner

Natural Gas: NEA Cross of NY

Cable TV: Time Warner, Dish/Direct TV Available

## PROPERTY DATA:

*Zoning:* R-I

Tax Parcel ID: 359.14-4-7,8,9

Land Assessment: \$47,400

*School District:* Clymer Central School

*Township:* Mina

*County:* Chautauqua

*Water:* NONE, A drilled well will be required

*Sanitary Sewage:* NONE, a Chautauqua County Dept. of Health Approved on-site system will be required.

*Deed Reference:*

*Book 2482 Page 435*

*Filed 12-5-2001*

*Title Search:* Updated Search To Be Furnished By Sellers

*Survey Reference:*

None Known.

Owner Of Record: Steve J. Davis & Lee Ann Fergeson.

*Possession:* Deed Recording

*Legal Representative:*

Attorney Crandall Nyweide

8761 W Main St

Clymer, NY 14724

(716) 355-2740

## DISCLOSURES:

1. **Subject 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, odors, in addition to but not limited to the use of various agricultural chemicals for crop maintenance and production
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. **Out of State Conditions:** Out of State Purchasers must be represented by a licensed New York State Attorney for the closing.
7. **Capital Gains:** Out of State Sellers are required to pay the New York State capital gains tax (if any) at time of closing.
8. **Fireplace Inspection:** It is the recommendation of Howard & Associates that before operating any home with a fireplace that it be inspected by a certified Fireplace inspector to ensure it's safe operating condition.
9. **Flood Plain Insurance Disclosure:**  
It is the opinion of Howard & Associates Real Estate the parcel the home is located on **is not** in the flood plain, however the Lake Lot **is in** the flood plain. It is the responsibility of the purchaser/purchasers to verify and satisfy themselves of this opinion.

Community: Town of Mina  
No: 3613710025B  
Panel: 0025  
Zone: X  
Map No. 3613710025B  
Map Revised: January 2, 2003

**NOTE:** It is recommended before purchasing a property that may require flood insurance, that you contact your purposed insurance carrier for a price quotation



**EQUAL HOUSING  
OPPORTUNITY**

**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.

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

### FOR VIEWING APPOINTMENT CONTACT:

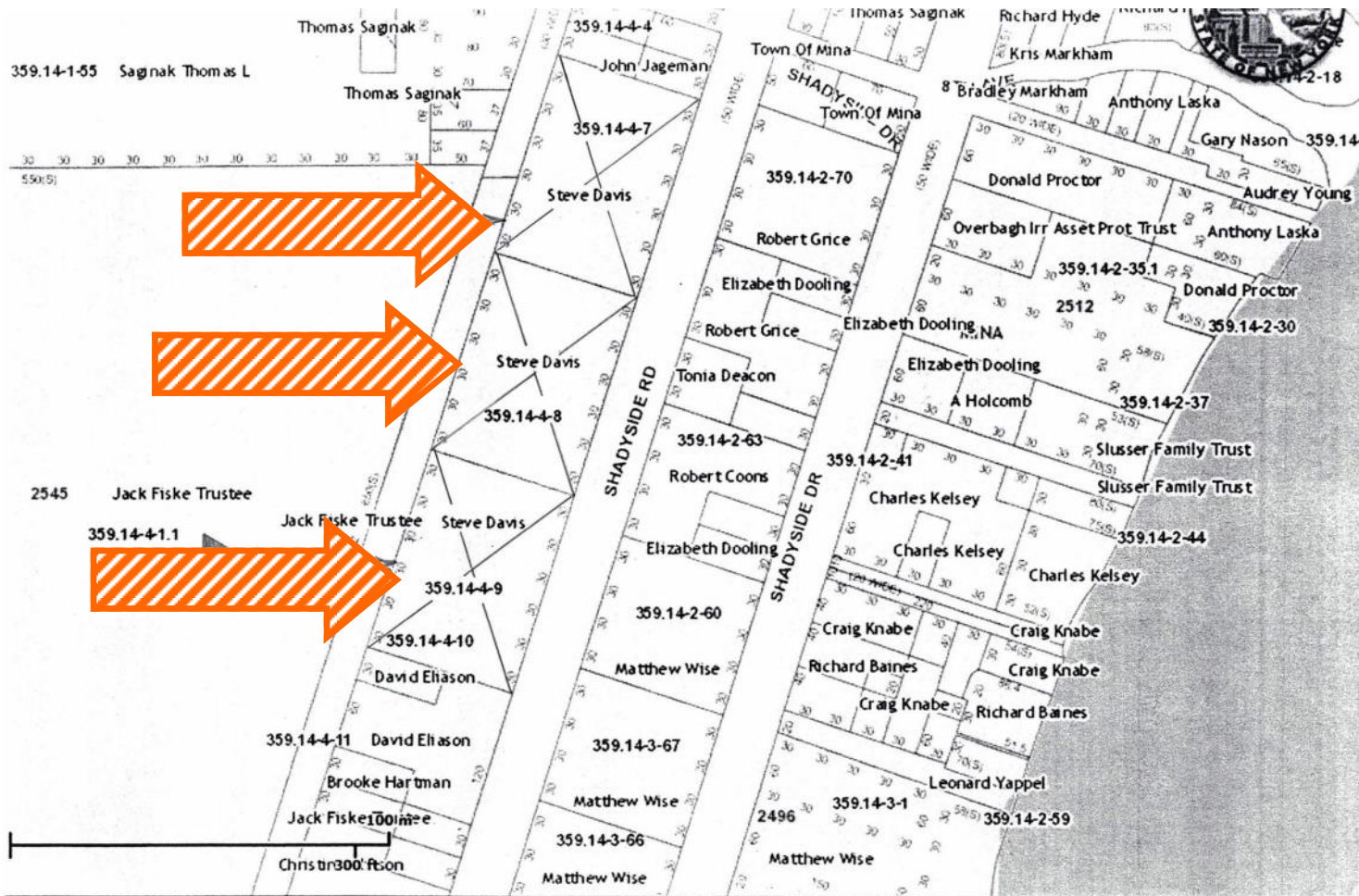
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Note: This is a Tax Reference Map for the Town of Mina, and NOT a Survey.

Parcels offered for Sale: 359.14-4-7,8, and 9.

Approx Lot Size: 540 Roadfront Feet x 130' Deep. (1.6 Acres M/L)

# 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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