

Mezzio Marvel
Mezzio Road
Forestville, NY 14062

\$85,000
20.600± Acres
Chautauqua County



Mezzio Marvel
Forestville, NY / Chautauqua County

SUMMARY

Address

Mezzio Road

City, State Zip

Forestville, NY 14062

County

Chautauqua County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

42.4526 / -79.2151

Taxes (Annually)

675

Acreage

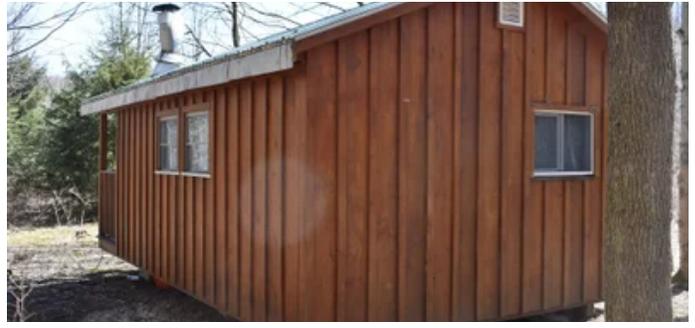
20.600

Price

\$85,000

Property Website

<https://www.landleader.com/property/mezzio-marvel-chautauqua-new-york/39007>



PROPERTY DESCRIPTION

New York wooded land with timber and shed-camp for sale. This property is completely wooded with a mix of younger forest on the front third and older forest on the back two-thirds of the property. The forest is comprised of hard maple, soft maple, hickory, red oak, tulip poplar, hemlock, beech and more. This mix of hardwoods provides excellent mast and forage for deer and turkey alike, with bear making their way through here on occasion. There is timber value here currently that will continue to grow over time. There has been no timber harvesting done here and the forest is in excellent condition and growing well.

The owners placed a 12'x20' shed with a small covered porch on the property to use as a simple rustic camp. It is on skids so it can be moved easily. It has a woodburning stove inside to take the edge off during the cooler weather. This makes a great spot to get out of the weather while hunting and/or while building your new home or camp!

The property is ideally located in wine country and is close to Lake Erie for world class multi-species fishing and boating as well as the area snowmobile trail that is only 2 miles away!

The property has 401 feet of road frontage on Mezzio Road. Electric is available along the frontage.

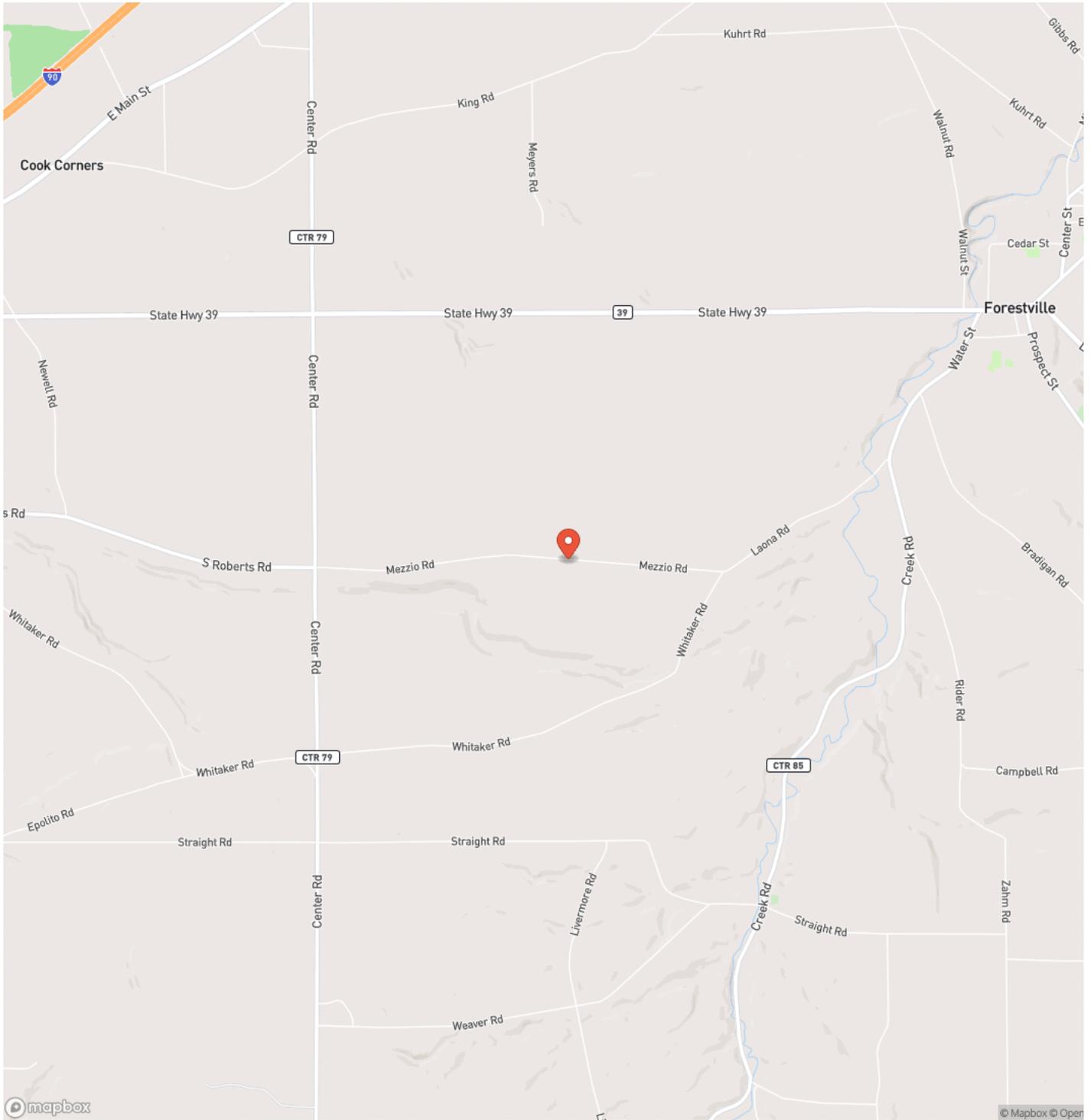
All oil, gas, mineral and timber rights transfer!



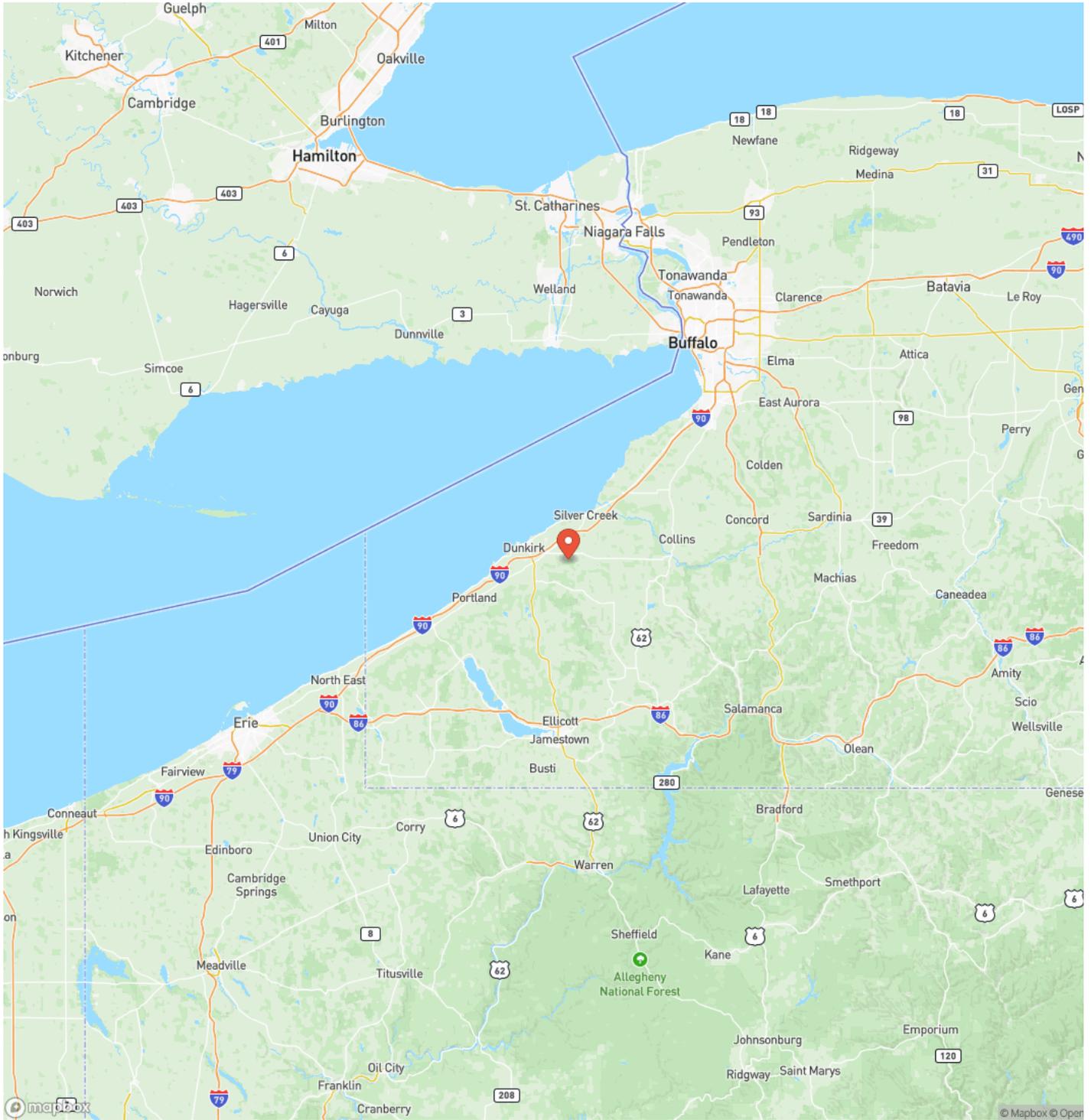
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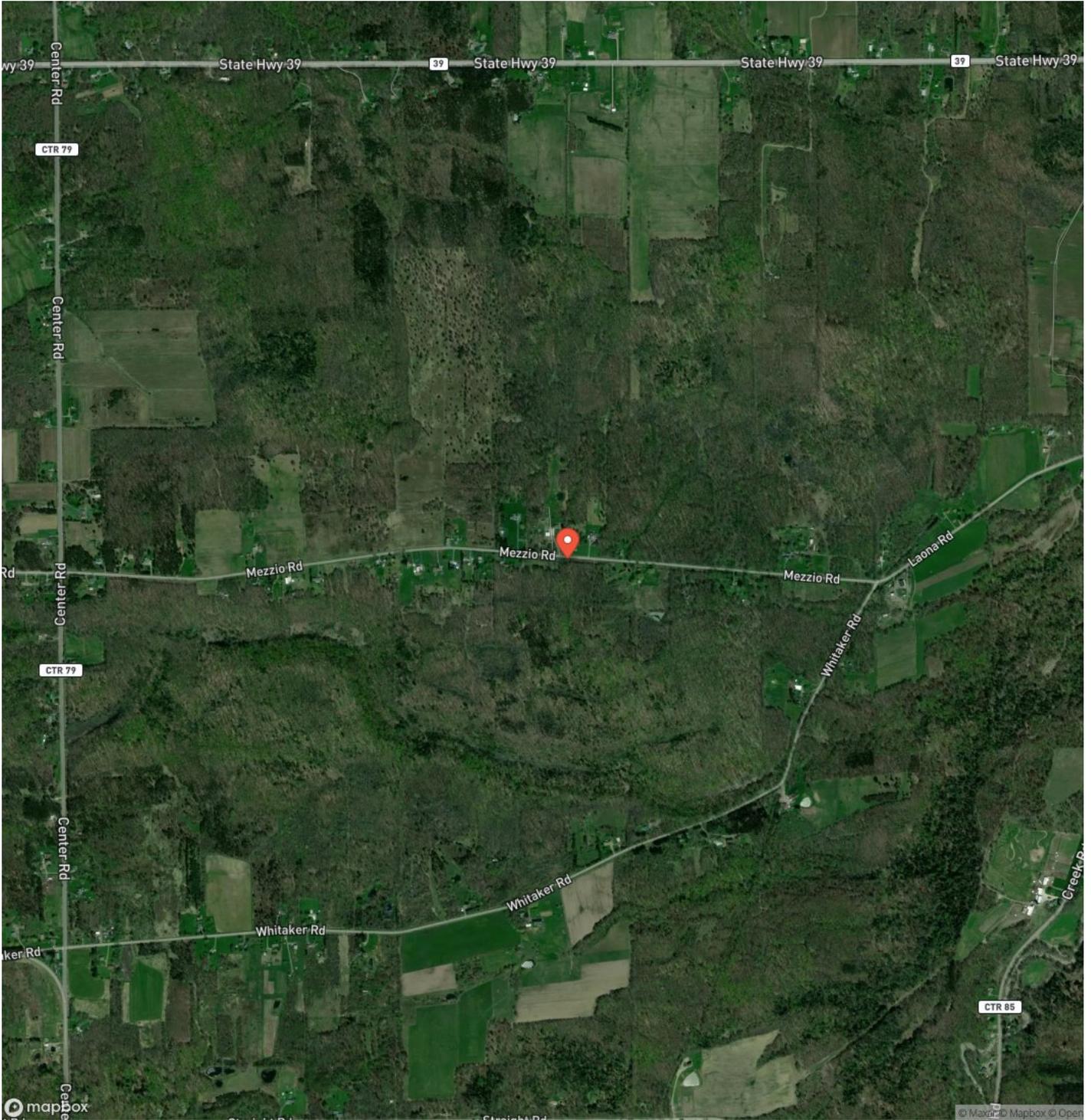
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bullard

Mobile

(716) 499-5608

Office

(716) 962-9935

Email

bbullard@timberlandrealty.net

Address

1890 East Main Street

City / State / Zip

Falconer, NY 14733

NOTES

MORE INFO ONLINE:

TimberlandRealty.net



DISCLAIMERS

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Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net



MORE INFO ONLINE:
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