

Bauer's Bounty
Old Chautauqua Road
Gerry, NY 14740

\$225,000
77± Acres
Chautauqua County



Bauer's Bounty
Gerry, NY / Chautauqua County

SUMMARY

Address

Old Chautauqua Road

City, State Zip

Gerry, NY 14740

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

42.240200 / -79.195600

Acreage

77

Price

\$225,000

Property Website

<https://www.landleader.com/property/bauer-s-bounty-chautauqua-new-york/31621>



PROPERTY DESCRIPTION

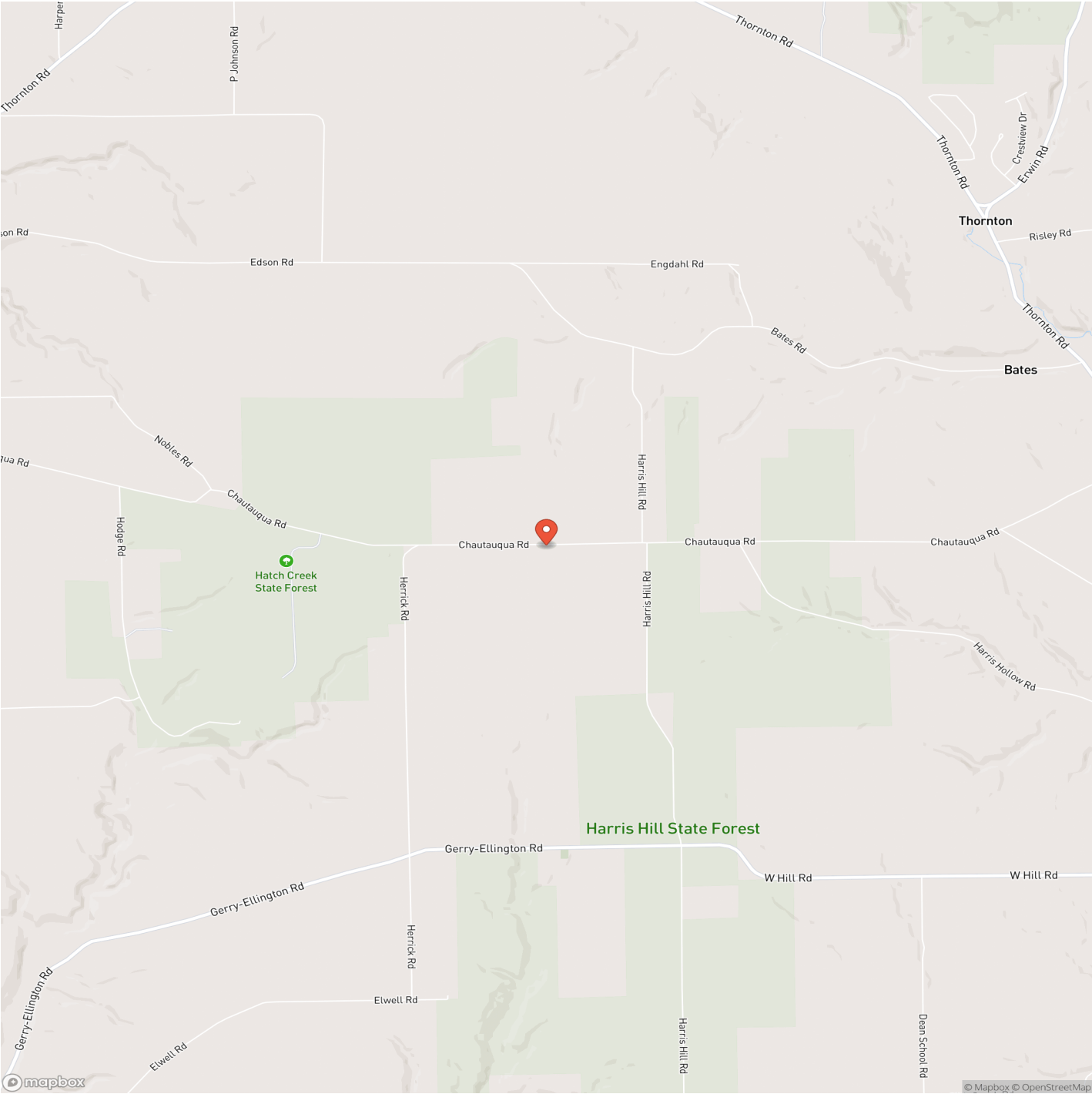
New York vacant land wooded with timber, stream, trails and adjoins State Land for sale. This property is an excellent recreational property and timberland investment all in one property. The mix of hardwood and softwood species, transition areas and mature timber combine for excellent deer and turkey hunting here along with the occasional black bear. Timber has been professionally managed for decades and a recent inventory shows over 260,000 boardfeet of timber, Doyle Log Rule, on the back half of the property. The primary species are hard maple, black cherry and soft maple. The property was previously enrolled in the NYS Forest Tax Law 480-a program. It is no longer enrolled; however, the new owner will have to continue to follow the current management plan for the next nine (9) years beginning in September 2022 after which the program requirements will be done. Excerpts from the management plan work schedule can be found on our website and a complete plan will be provided upon request.

Management has always worked toward improving the overall timber quality here and it shows. The diversity of cover types promotes both the long-term value of the timber as well as the quality habitat for deer, turkey and other species. The softwoods/pines/spruce create a beautiful backdrop within which to clear a spot for your future home or camp. There is a small intermittent stream on the property near the back helping to provide a needed water source for the wildlife that are resident here as well as a great place for the kids and grandkids to play. It is the headwaters of Folsom Creek and flows most of the year. A natural gas pipeline crosses the property providing an additional trail to ride or hike on that also doubles as part of the area snowmobile trail system during winter. In addition, the property directly adjoins the Harris Hill State Forest consisting of 2,271 acres for you to hike, hunt and snowmobile on. The East Side Overland Trail system is a hiking and cross-country ski trail system that is only 0.4 miles from the property. Cockaigne Ski Area is within 4 miles as is the County Equestrian Trail system. Great fishing awaits at both Chautauqua Lake and Lake Erie, both only about 20 minutes from here.

All oil, gas and mineral rights transfer; there is no production on the property. The property has approximately 590 feet of road frontage on Old Chautauqua Road and electric is available at the road. The parcel surrounds #2051 Old Chautauqua Road.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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MORE INFO ONLINE:

TimberlandRealty.net

DISCLAIMERS

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