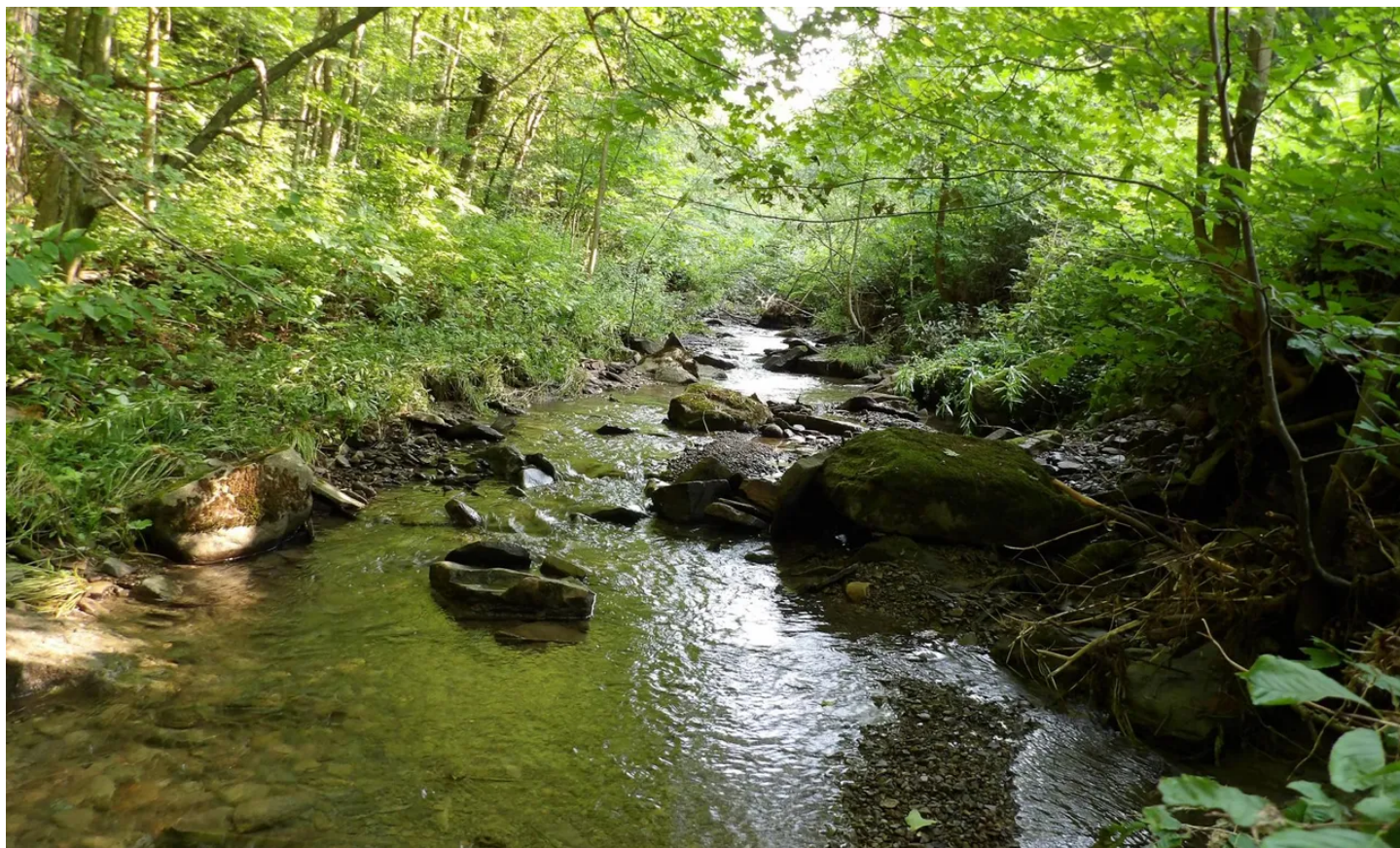


Sol's Cupla Acres
Erwin Road
Cherry Creek, NY 14723

\$19,000
2.900± Acres
Chautauqua County



Sol's Cupla Acres
Cherry Creek, NY / Chautauqua County

SUMMARY

Address

Erwin Road

City, State Zip

Cherry Creek, NY 14723

County

Chautauqua County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

42.273090 / -79.150750

Acreage

2.900

Price

\$19,000

Property Website

<https://www.landleader.com/property/sol-s-cupla-acres-chautauqua-new-york/31309>



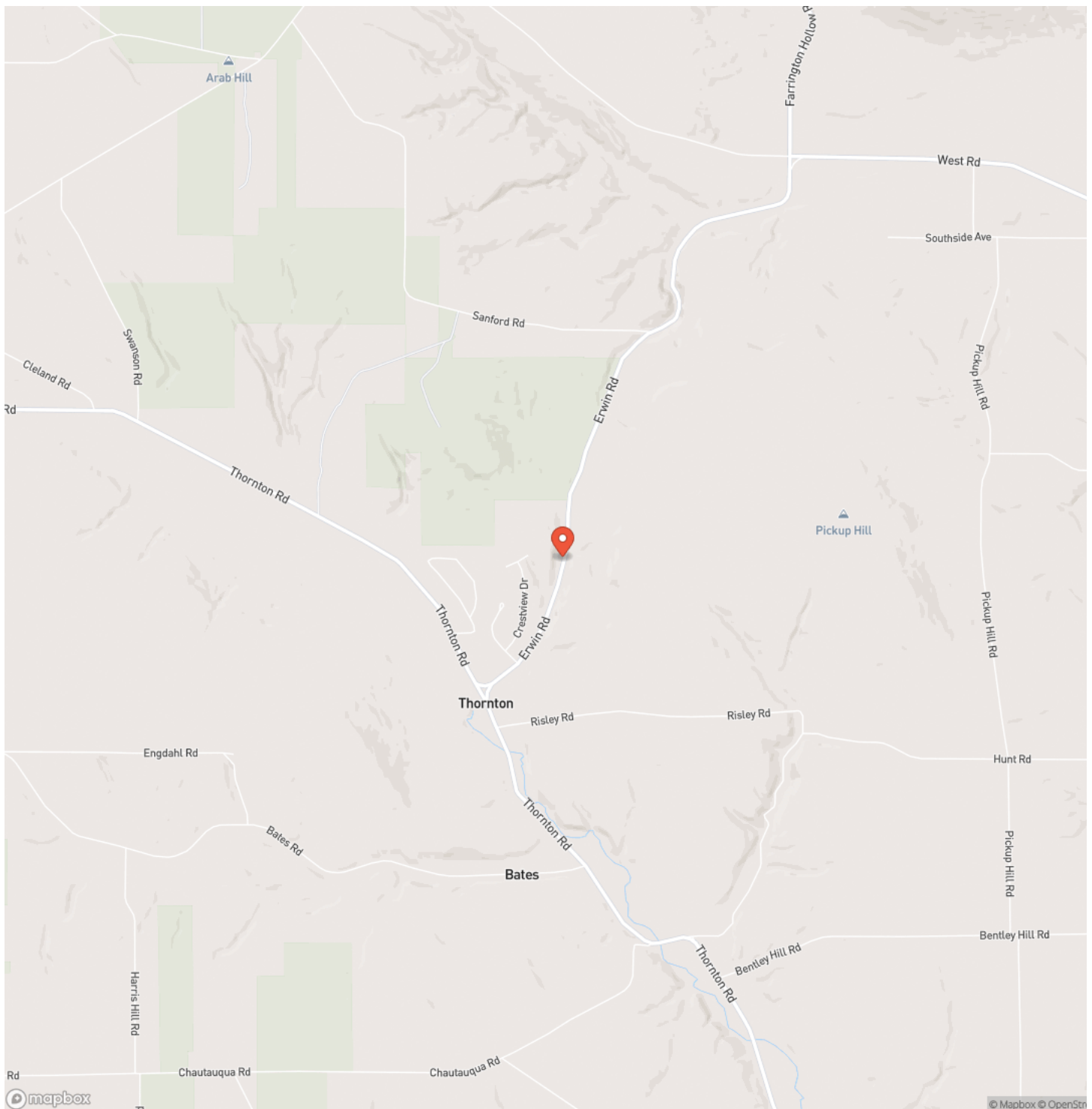
PROPERTY DESCRIPTION

New York wooded land with stream near stateland and Cockaigne Resort for sale. Get out and enjoy 4 seasons recreation from this 2.9 acre wooded lot with a delightful flowing stream. This property makes a great spot for home base for hunters, hikers, skiers, snowmobilers and anyone looking to enjoy the great out-of-doors in Western New York and Chautauqua County. Cockaigne Resort is just 3/4 mile down the road offering lots of year round activities. There is skiing and winter sports of course, but also equestrian activities, dining and other events the rest of the year to enjoy. Just 1/4 mile up the road you will find the expansive Boutwell Hill State Forest entrance offering nearly 3,000 public acres for you to expand your outdoor pursuits. Within reach you will also find the Earl Cardot Eastside Overland Trail, offering cross country skiing, camping, hiking, horseback riding, mountain biking and hunting. The area snowmobile trail is just down the road too! This is an Outdoor Lover's dream get-away location. Come recreate!

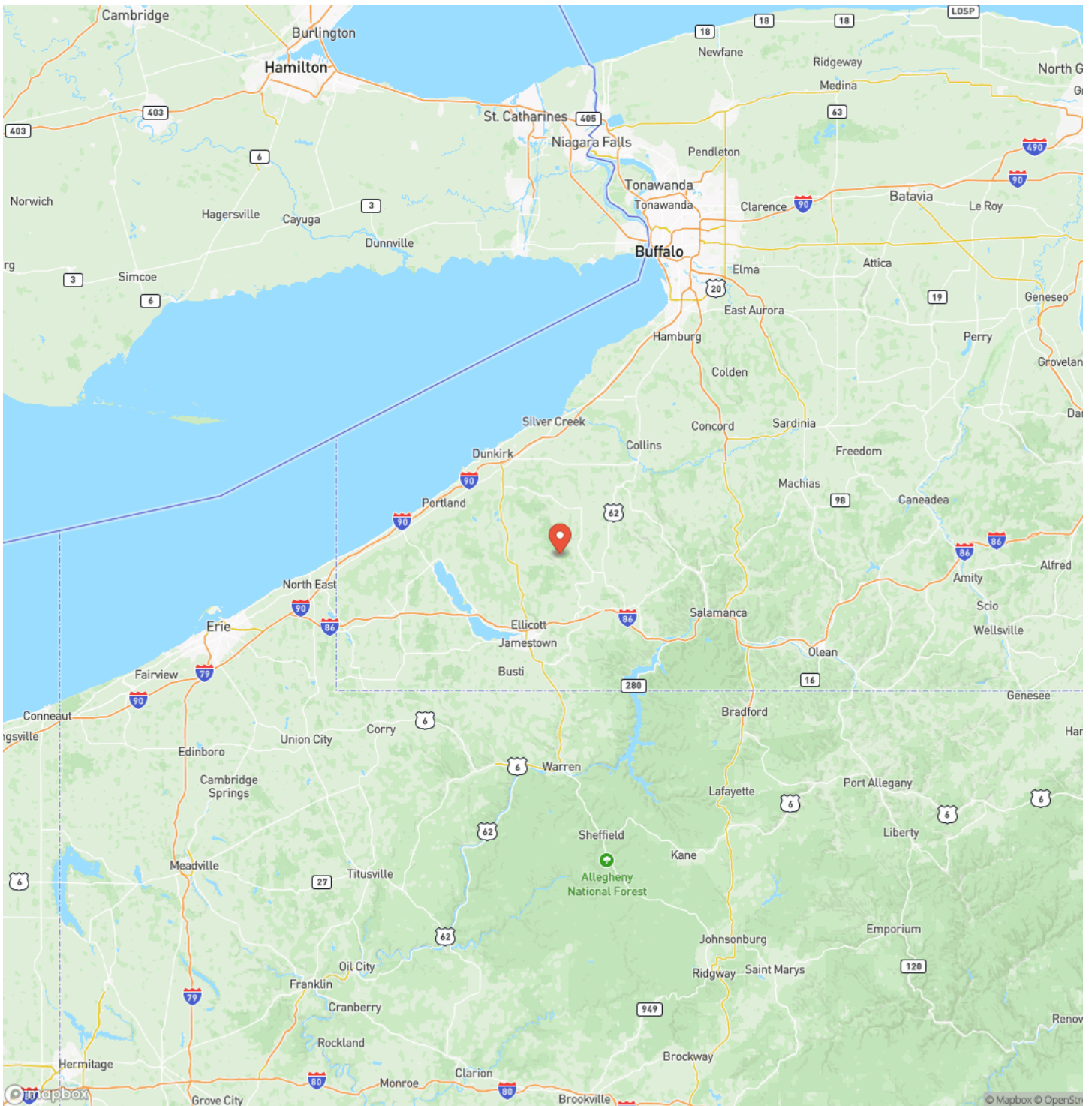
Sol's Cupla Acres
Cherry Creek, NY / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Owens

Mobile

(716) 664-0750

Email

jowens@timberlandrealty.net

Address

1562 Swede Road

City / State / Zip

Ashville, NY 14710

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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