

Mike's Back Acres
Route 76
Ripley, NY 14775

\$159,000
45.860± Acres
Chautauqua County



MORE INFO ONLINE:
TimberlandRealty.net

Mike's Back Acres
Ripley, NY / Chautauqua County

SUMMARY

Address

Route 76

City, State Zip

Ripley, NY 14775

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

42.222469 / -79.658797

Taxes (Annually)

2933

Acreage

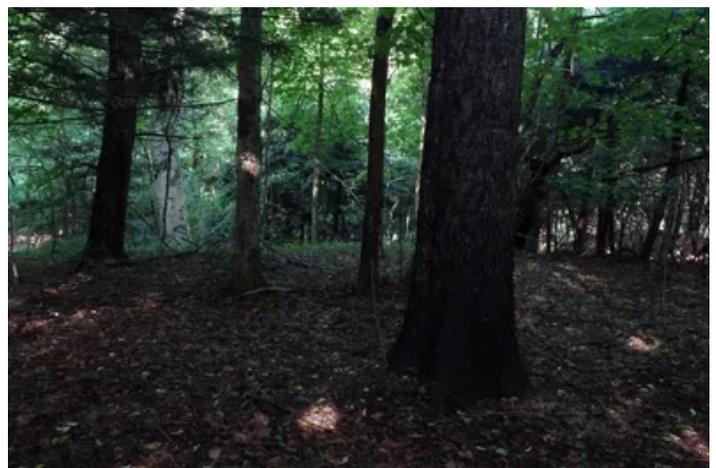
45.860

Price

\$159,000

Property Website

<https://www.landleader.com/property/mike-s-back-acres-chautauqua-new-york/41854>



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PROPERTY DESCRIPTION

Privacy comes built in with this back woods off-road property near Ripley, New York. A 50 foot deeded gravel right of way will get you to the property by ATV or 4WD. Mike's dad built a rustic cabin using logs from this land, which still has electric service to the cabin, a hand pump well, but no septic. The cabin now needs repair or a start over so everything is being sold as-is. Walking or ATVing this property will reveal scenic mature hardwoods, drainages and easy, rolling to level terrain. The timber vale was estimated at \$20,000 in 2022 and consists of black cherry, oak, birch, maple and ash.

This property was primarily a family deer hunting property with much success year after year. Ripley public property is adjacent on the north boundary assuring no one will build on that side.

Ripley is the most southwestern township of NYS, providing travel accessibility from all directions. Lake Erie is close by with exceptional boating and fishing too. All oil, gas, mineral and timber rights will transfer.

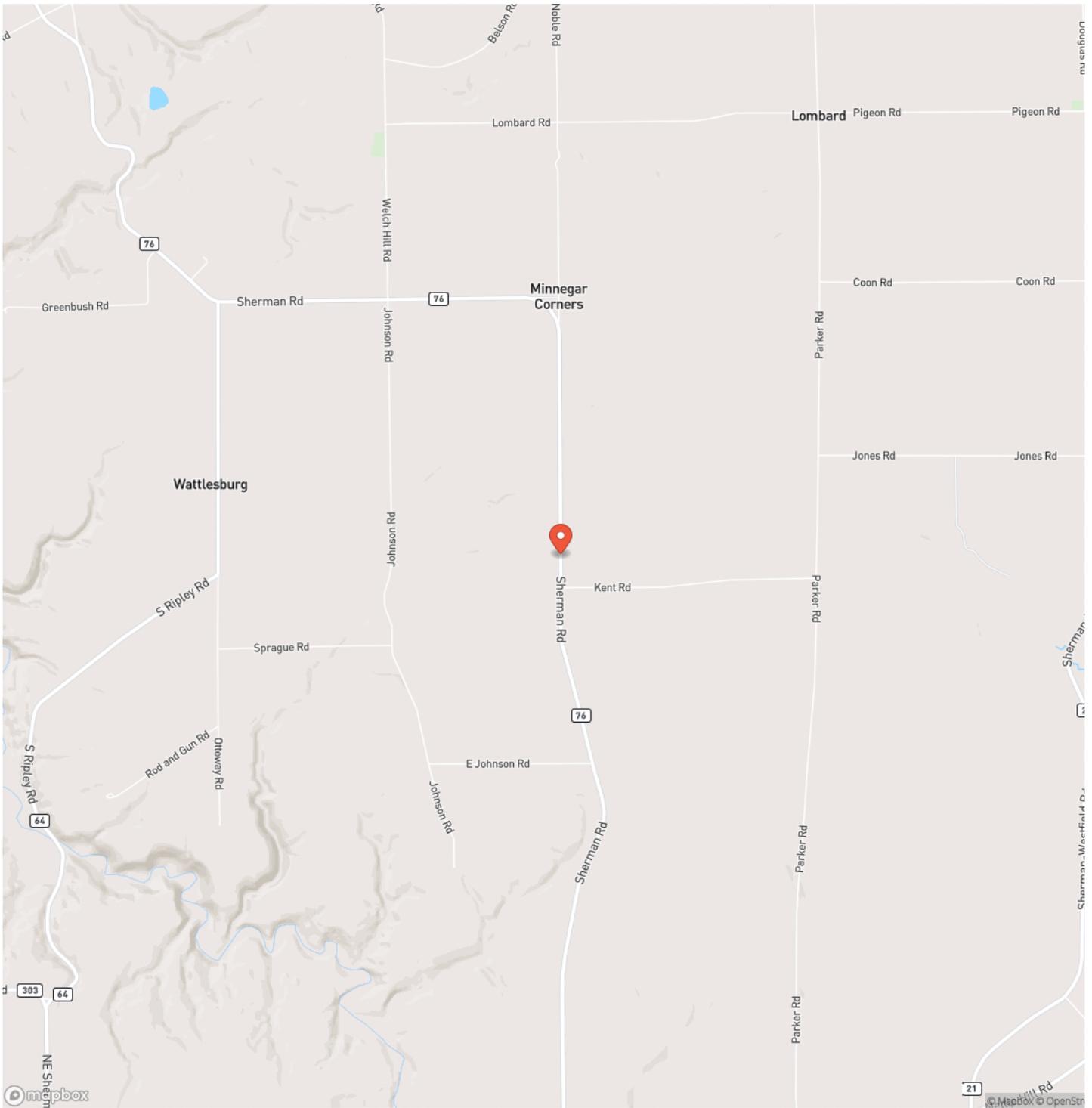


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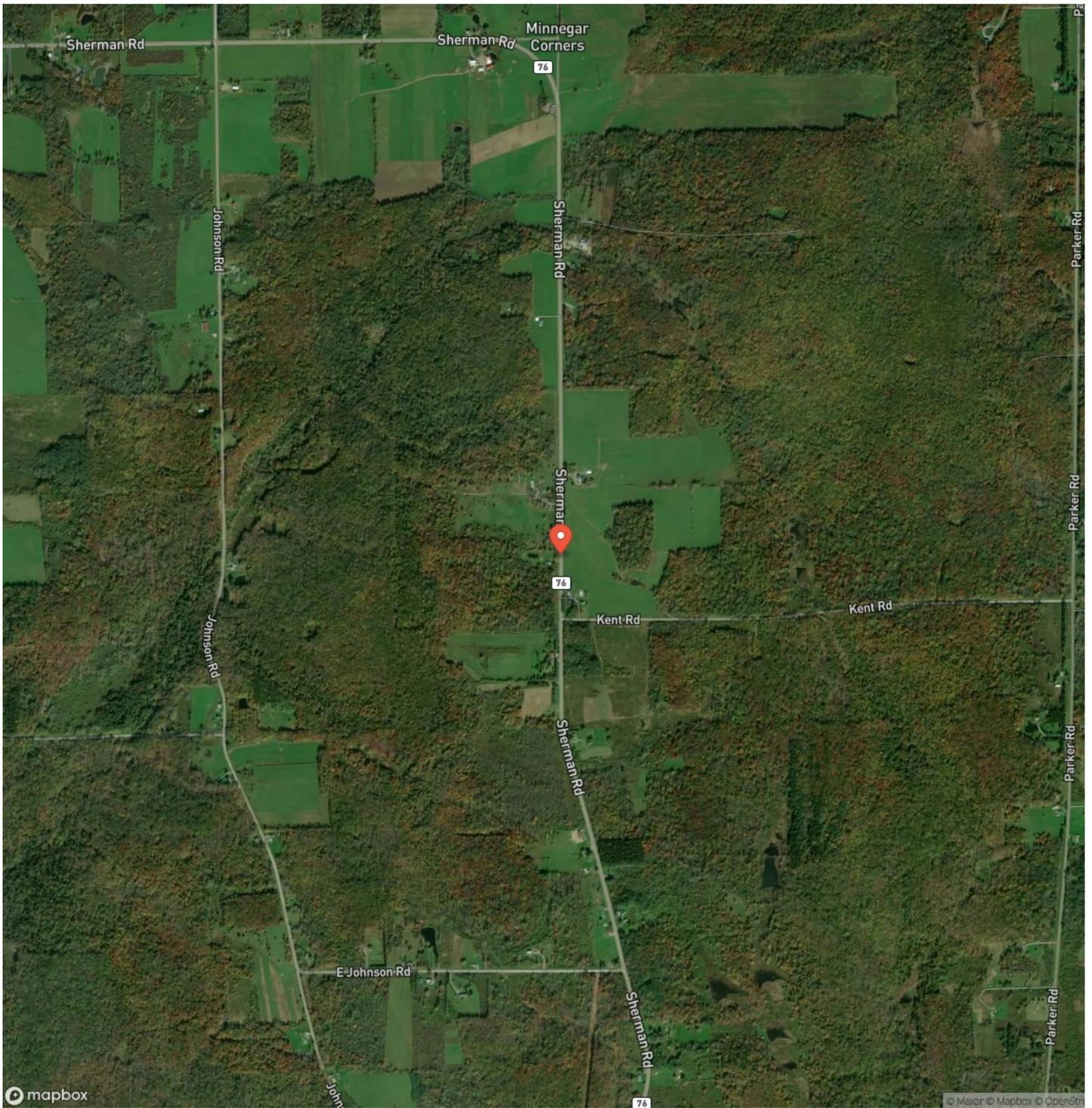
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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