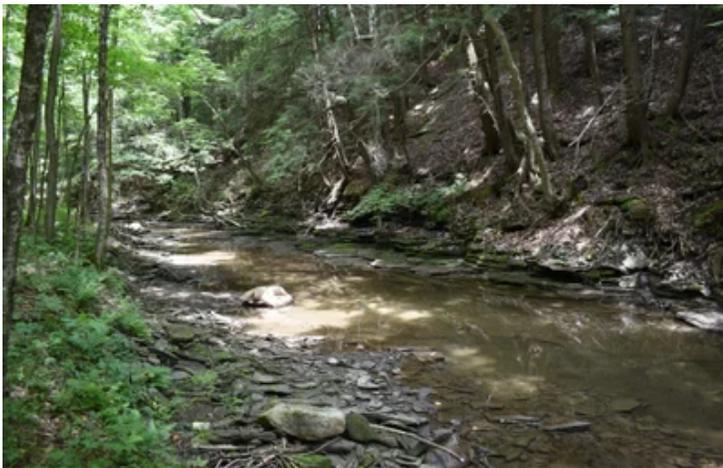


Folsom Creek
Knight Road
Falconer, NY 14733

\$115,000
51.471± Acres
Chautauqua County



Folsom Creek
Falconer, NY / Chautauqua County

SUMMARY

Address

Knight Road

City, State Zip

Falconer, NY 14733

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

42.1824 / -79.2146

Taxes (Annually)

1350

Acreage

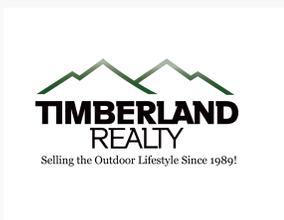
51.471

Price

\$115,000

Property Website

<https://www.landleader.com/property/folsom-creek-chautauqua-new-york/41822>



PROPERTY DESCRIPTION

The property is completely wooded with an excellent mix of hardwoods and softwoods with hard maple, soft maple, red oak, beech, white pine, hemlock, hickory, aspen, red pine, Norway spruce and more providing ample cover and feed for wildlife. Timber was cut a year ago focused on the mature and over-mature red oak that was present here.

The timber harvest reclamation activities provided an excellent network of freshly bulldozed trails throughout the property with one continuous loop from north to south and auxiliary trails in-between. After the roads harden after this season, they will be great for ATV's hunting, hiking and more. Most are in good shape now while others will need the summer and winter to solidify them again.

The thinning has created abundant feed for deer with new lush growth coming on this season as well as providing bedding cover among residual tops from the logging operation. Deer and turkey sign is abundant and tracks are found throughout the property. The residual white pine and hemlock make excellent roost trees for turkey along with some of the spruce and maple. This area is known for quality deer hunting. Expect grouse to come feed on the aspens as the ground cover thickens!

The abundant road frontage coupled with three (3) clearings made by the seller provide ample room to build a camp, home or pull in a camper or multiple campers. There are also openings within the property that would make great food plot locations as well.

Folsom Creek is the east boundary of the majority of the property. This is a full-time flowing slate bottom stream and will be a highlight for any friends or family outing. The gorge-like walls provide a feeling of total seclusion where all you can hear is the stream flowing and the birds chirping.

The property is less than 2 miles from thousands of acres of NYS Land, minutes to the area snowmobile trails and close to both Chautau Lake and Lake Erie too!

The property has 2,193 feet of road frontage on Knight Road. Knight Road is a seasonal use gravel road and has no electric available on that road. Electric is found along Hanson Road at the intersection with Knight Road.

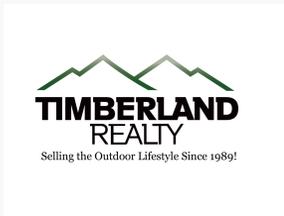
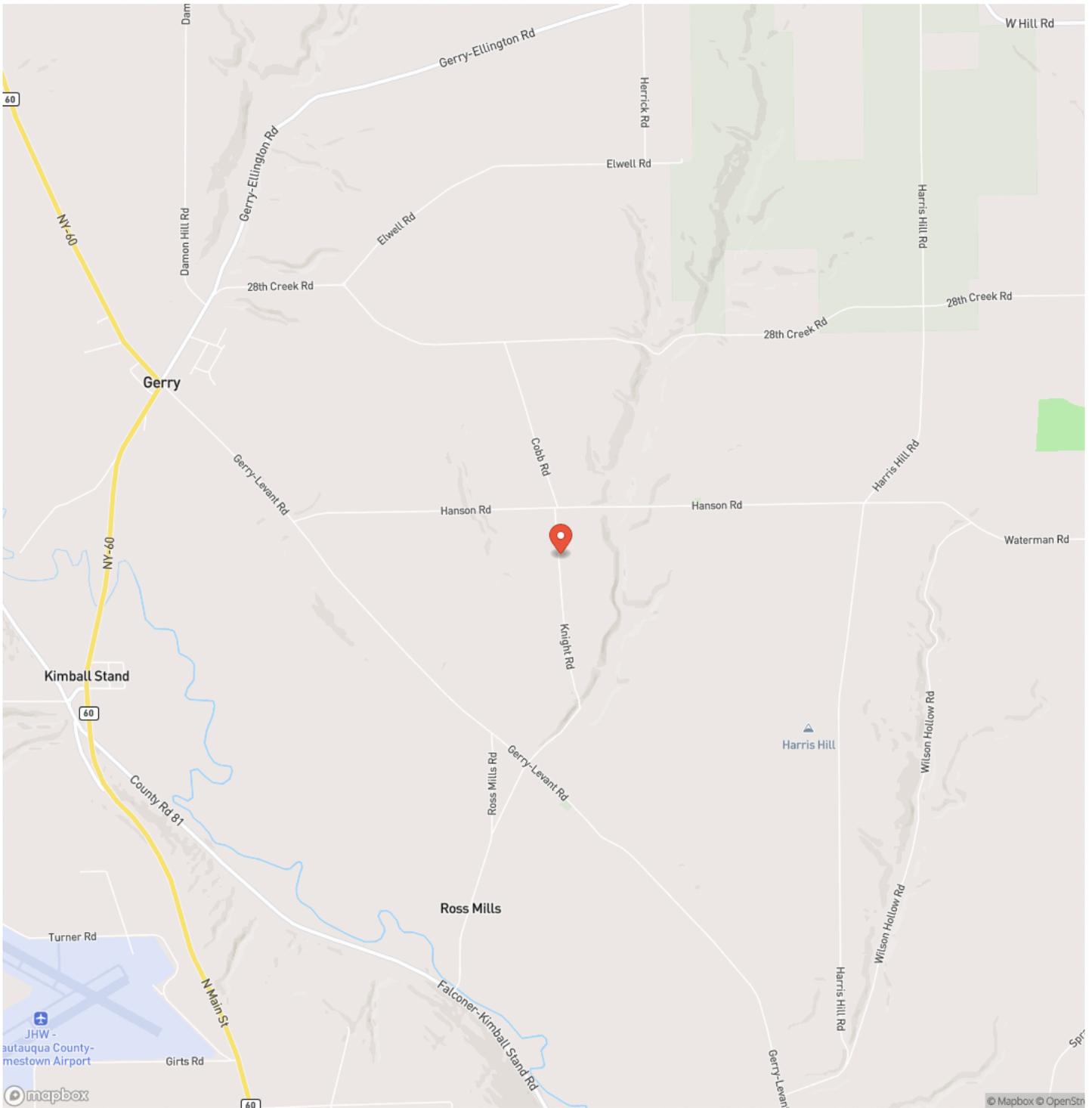
All oil, gas, mineral and timber rights transfer. A prior owner kept the royalties from a neighboring gas well for their collective lifetimes. There are no gas wells on this property.



Folsom Creek
Falconer, NY / Chautauqua County



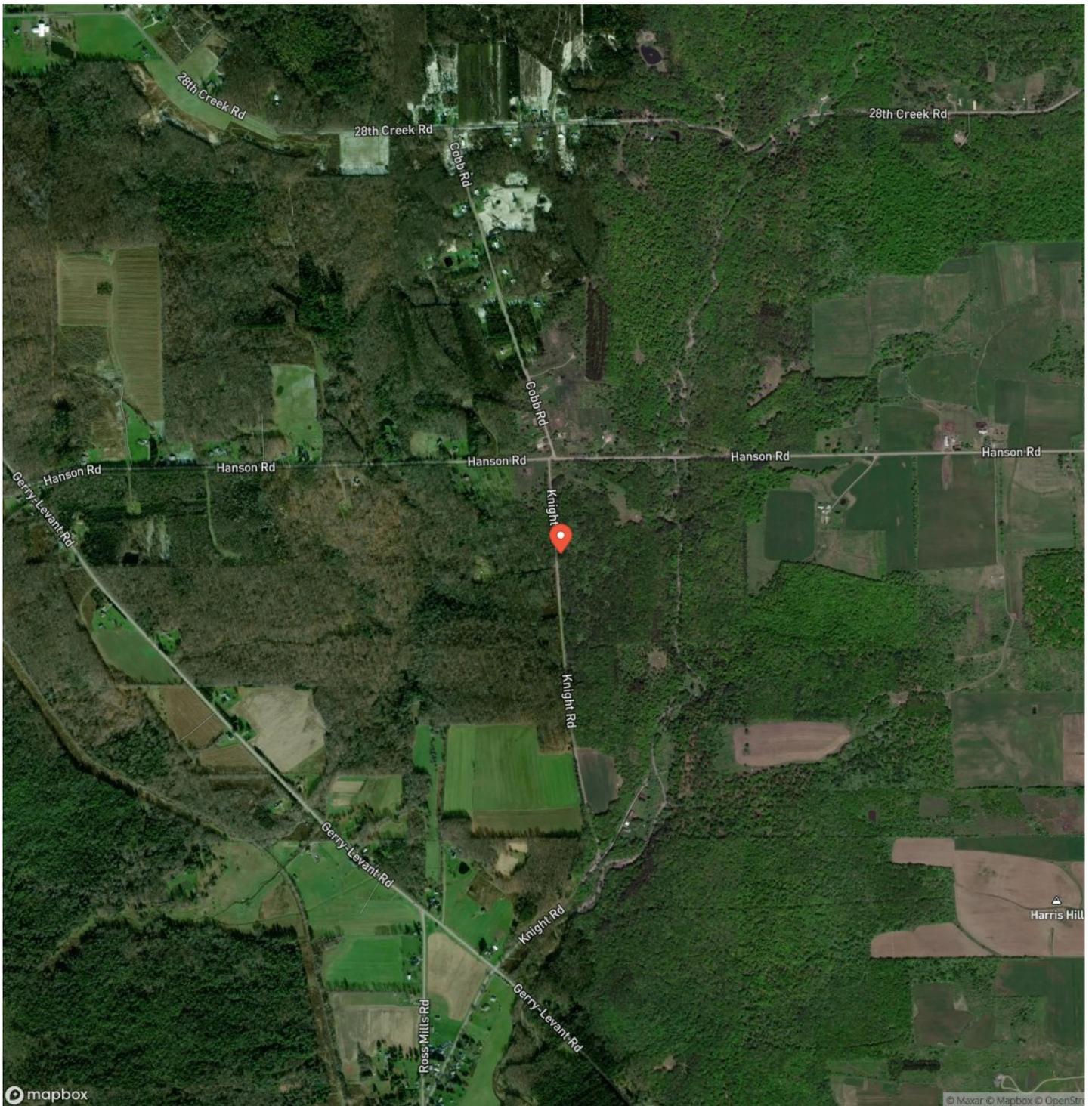
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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 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 relation 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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