HOWARD & Associates
Real Estate
Appraisals
Auctions

Dedicated to the Quality of Service You Have Come to Expect

Proudly presents…

1821 Bush Road
French Creek, NY 14724

EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE

14 Acres of Vacant Land with Barn, Shed, and Mobile Home

OFFERING PRICE: $103,000.00

REALTOR®

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P.O. Pox 496, Findley Lake, New York 14736-0496
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E-mail: findleylakeproperty@gmail.com • http://www.findleylakeproperty.com

EQUAL HOUSING OPPORTUNITY

AMENITIES

- <House Specific Amenities>
-

GENERAL FINDLEY LAKE AREA AMENITIES

- **Findley Lake** is a great lake to *Canoe, Kayak, Fish*, and *Water Ski* on. For the *rowing* enthusiasts, Findley Lake is the home of the **Mercyhurst University Rowing Center**. There are a variety of *shops* and nearby *restaurants* to eat at, such as **Alexanders on the Lake**, the **French Creek Tavern**, The **Pine Junction**, the **I-86 Restaurant**, **Vinnie's Restaurant and Bar**, and the **Dutch Village Restaurant** located in Clymer, NY.
- **Peek N' Peak Resort** offers many *family oriented activities* with its 8 Chair lifts, 27 ski slopes, 18 hole *golf* course, fitness rooms/ sauna, whirlpool, *tennis* courts, indoor/outdoor *swimming* pool, biking, hiking area, *miniature golf*, *zip line*, *cross country skiing*. The Hotel at the Peek offers *full bar and casual dining*, in the Main Lodge. During different events in the ski season the Retreat, and the Sugar Shack are open.
- The **Snowmobiling Club of Chautauqua County** provides over 200 miles of volunteer groomed snowmobile trails to complement the existing 400 miles of state groomed *snowmobile* trails. Findley Lake is one of the starting points for these many trails. Trail maps available online at *chautauquasnow.com/Trail-Information/Conditions/Trail-Conditions-Map.aspx*
- Minutes from the community of **French Creek** with its general store, the **French Creek Tavern**, St. Matthias Catholic Church, the Clymer Hill Reformed Methodist Church, Edwards Chapel United Methodist Church, and the nearby Findley Lake Methodist Church.
- Short drive to **Clymer, NY** with it's many shops and restaurants including the **Necker's General Store** which has been offering groceries, fresh cut meats, made-to-order pizzas/subs, home decor, and apparel since 1910. The **Dutch Village Restaurant** offers everyday style food made from fresh, natural ingredients from local farms reminiscent of Mom's home cooking. In addition there is the Clymer Methodist Church and the Clymer Reformed Church.

NEARBY ATTRACTIONS:

- A short drive to **Chautauqua Lake** with its *many restaurants*, *year around activities* and the prestigious **Chautauqua Institution**; a *national historical landmark*. This is a summer resort of learning, culture, and self-growth through their four program areas: The Arts, Science & Education, Religion, and Recreation through which you can explore the best in human values and the enrichment of life through a program that explores the important religious, social and political issues of our time.
- Short drive to **North East, PA Marina** and the **Barcelona Marina** in Westfield, NY for excellent *boating* **access to Lake Erie**, one of our country's Great Lakes.
- Centrally located to **multiple wine trails** and wineries in Westfield, NY & North East, PA. Also located near a number of established and upcoming breweries, including the **Southern Tier Brewery**.
- 25 Minutes to **Bemus Point**, site of the **Bemus Bay Pops** concerts on the lake along with great village *shopping*, *entertainment*, and *restaurants,* and the historic **Hotel Lenhart**.
- 30 minutes to the **Wilderness Lodge** featuring *cross country skiing*, along with a restaurant, bar, and overnight lodging at the first Nordic skiing center in PA.
- 30 minutes to **Erie, PA** featuring **Presque Isle**, a *national natural landmark*. The state park there features freshwater beaches, *swimming*, *kayaking*, trails, and many forms of wildlife. Also located in Erie is Peach St, about 3 miles of strip *malls* and the central **Millcreek Mall** so anyone can find just about anything they would need. From one of the oldest *amusement parks* in the nation, **Waldameer Park & Water World**, to the modern indoor **Splash Lagoon**, you can also find a way to entertain the kids.
- 60 Minutes to **Ellicottville**, home of **Holiday Valley Ski** area and **Holimont Ski** area. The community of Ellicottville has a large *shopping* area, *community activities*, restaurants, and its own **Ellicottville Brewing Company**.
- Under 2 hours to the award winning **Seneca Casino** in Buffalo, NY along with the world wonder **Niagara Falls** for an unforgettable experience of glitz and glamor in a breathtaking natural setting. Other nearby casinos include the **Seneca Allegany Resort and Casino** at Salamanca, NY approximately 1 hour away right off Interstate 86. Even closer at a 30 minute drive is the **Presque Isle Casino and Downs**, in Erie, PA near the State St. Exit off Interstate 90.

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice

Approximate Lot Size: 14 acres M/L
Road Frontage: 460 Feet
Rights Included: Mineral and Timber
Small Stream Flowing Through North Side of Property

Approximate Taxes:

2024 Town & County Lot	$1402.60
2023-2024 School Tax Lot:	$ 748.35
Approx. Total Taxes:	$2151.24

STRUCTURES:

* Mobile Home: 14 x 66
  In need of repair.
* Barn: 28 x 30
  Wood Frame
  Steel Roof
  Dirt Floor
* Steel Shed: 8 x 16

UTILITIES

* Drilled Water Well
* On Site Septic System
* Underground Electrical Service
* 100 Amps

NOTE: Septic and Water Systems to be sold as is.

NOTE: The STAR tax program is available to NY permanent residents. Contact Assessor for the township that property is located in for details.
Note:
Town & County Tax Year Runs from Jan 1 to Dec. 31.
School Tax year runs from July 1 to June 30.

PROPERTY DATA

Tax Parcel ID: 377.00-1-13 &
377.00-1-14
Property Assessment:
Total: $57,900.00

School District: Sherman Central School
Township: Town of French Creek
County: Chautauqua

Deed Reference:
377.00-1-13 Book 2023 *Page* 5205
Filed 10/20/2017
377.00-1-14 *Book* 2023 *Page* 5205
Filed 8/18/2023
Title Search: Current Title Search To Be Furnished By Sellers
Survey Reference: To be furnished at closing

Owner Of Record: John A Yoder
Possession: Deed Recording

Legal Representative:
Attorney Crandall G Nyweide
8761 West Main Street
PO Box 369
Clymer, NY 14724
716-355-2740
cqnesq@prodigy.net

DISCLOSURES:

1. **Subject To:** Zoning, all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record conveying any and all rights thereunder, insofar as pertaining to the subject parcel, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.
2. **Agriculture Disclosure:** The property is in an agricultural area. "Farming Community" with its associated activities causing noise, dust, odors, in addition to but not limited to the use of various agricultural chemicals for crop maintenance and production
3. **Square Footage:** If the square footage is important to the Buyer/Buyers they should have the property measured and not rely upon the information provided in this property prospectus.
4. **Sale Price To Current Assessment Disclosure:** Under current assessment practices, in order to maintain 100% equalization rate, if the assessment does not equal the sale price you may expect at some point, the assessment to be changed to reflect the actual sale price. If you have questions contact the local town assessment office in which the property is located.
5. **Property Dimension:** All property dimensions are approximate and subject to verification by a current land / plot survey
6. **Out of State Purchasers:** Out of State Purchasers must be represented by a licensed New York State Attorney for the closing.
7. **Fireplace Inspection**: It is the recommendation of Howard & Associates that before operating any home with a wood burning fireplace that it be inspected by a certified fireplace inspector to ensure it's safe operating condition.
8. ***Flood Plain Insurance Disclosure:***

It is the opinion of Howard & Associates Real Estate the parcel **is not** in the flood plain. It is the responsibility of the purchaser/purchasers to verify and satisfy themselves of this opinion.

Community: Town of Mina
Map No: 3613710025B
Panel: 0025
Zone: X
Map Revised: January 2, 2003

NOTE: It is recommended before purchasing a property that may require flood insurance, that you contact your proposed lending institution and insurance provider for a price quotation.

FOR VIEWING APPOINTMENT CONTACT:
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EQUAL HOUSING OPPORTUNITY

Fair Housing: It is illegal, pursuant to the fair housing law, Division (H) of Section 4112.02 of the revised code and the federal housing law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, military status, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services; it is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

NOTE : Howard & Associates Real Estate—Appraisals—Auctioneers believes all information to be accurate but subject to verification.

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Tax Map for Parcel 377.00-1-13 and 377.00-1-14

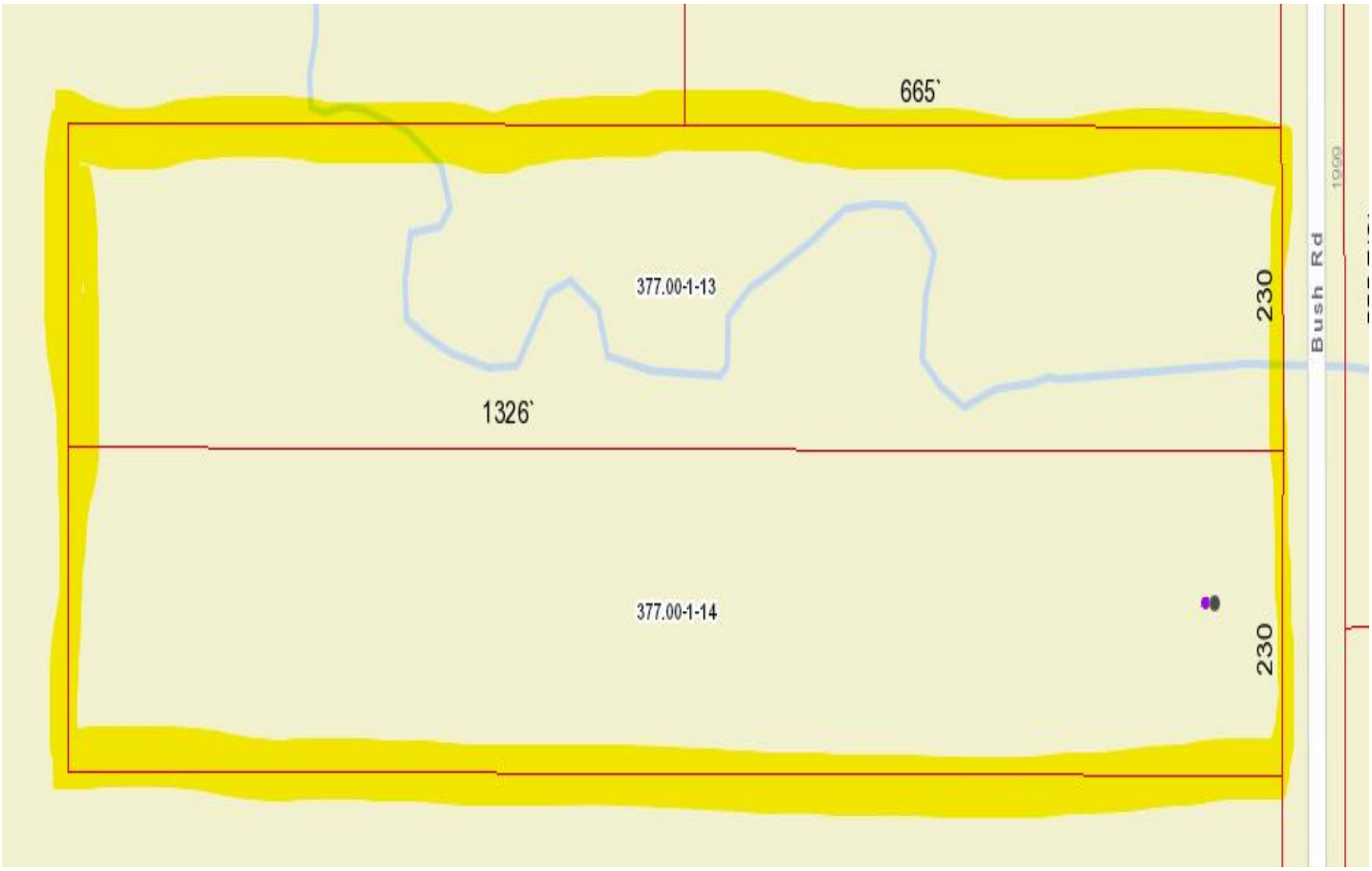
1821 Bush Road, French Creek, NY 14724

NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current

Tax Map for Parcel 377.00-1-13 and 377.00-1-14

1821 Bush Road, French Creek, NY 14724

NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current land plot survey. The map is part of the Chautauqua County



Our Staff

Serving Western NY (Southern Tier), North Western PA & North Eastern Ohio Since 1974

E. Stephen Denny

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Real Estate
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Auctions

Kerry Mulkearn

Vicky Altman

In Loving Memory of Peter S. Howard

Peter S. Howard

Dedicated to the Quality of Service You Have Come to Expect

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