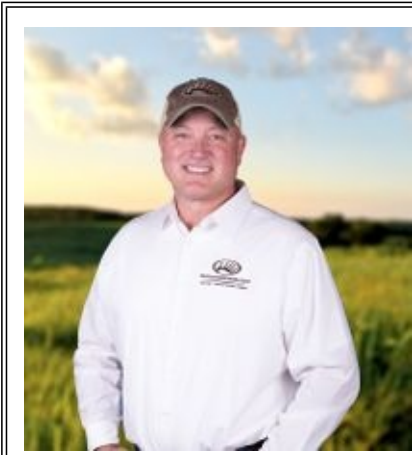


Chautauqua Co, New York

±247 acres • \$495,900

- Prime tillable farm
- Potential building site
- Approx. 101 tillable acres (FSA AgriData Inc 2021)
- Predominant soils Canaseraga silt loam 13% CdB, Chautauqua silt loam 22.1% CkB, Allard silt loam 11% A1B. All designated intense farming (MapRight soil report 2021)
- Prime deer and turkey hunting
- Two storv hight house
- Approx. 13.6 miles south of Fredonia/Dunkirk
- Approx. 3.6 miles to Stockton State Forest
- Approx. 6.3 miles to Hatch Creek State Forest
- Close to St. Chautauqua Institute
- Tillable rent \$5,000 at \$50/ac
- GMO's, Seller does not have them to convey
- Approx. 640 ft road frontage
- Cassadaaa Vallev School District



Paul Vaicunas

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