

Proudly presents...

**0 Pekin Rd.
French Creek, NY 14724**



**34 Acres (M/L) of Vacant Land
Adjacent to Hole #7 on the Peek n Peak Golf Course
Extensive Road Frontage on both Pekin Rd & Olde Rd**

EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE

OFFERING PRICE: \$199,000



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**EQUAL HOUSING
OPPORTUNITY**

PROPERTY DETAILS

Shown By Appointment With 24 Hour Notice

Approximate Lot Size:

20 Acre Lot (392.00-1-5): 1470'x655'x1279'x690'

14 Acre Lot (393.00-1-1): 1635'x636.3'x1320'

690' Roadfrontage on Pekin Rd.

Adjacent to Hole #7 on Peek n Peak Golf Course

1635' Roadfrontage on Olde Rd.

Approximate Taxes:

2025 Town & County: \$ 1162.61

2024-2025 School Tax: \$ 1495.23

Approx. Total Taxes: \$ 2657.84

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.

Note: Timber Rights go with property.

PROPERTY DATA

Zoning: Agriculture

Tax Parcel ID: 392.00-1-5 & 393.00-1-1

Property Assessment: \$ 115,000

School District: Clymer Central School

Township: French Creek

County: Chautauqua

Deed Reference:

Book 2020 Page 1826

Title Search: Current Title Search To Be Furnished By Sellers

Survey Reference:

Owner Of Record: James E. Caflisch

Possession: Deed Recording

Legal Representative:

Attorney Crandall Nyweide

8761 W. Main St. PO Box 369

Clymer, NY 14724

716-355-2740

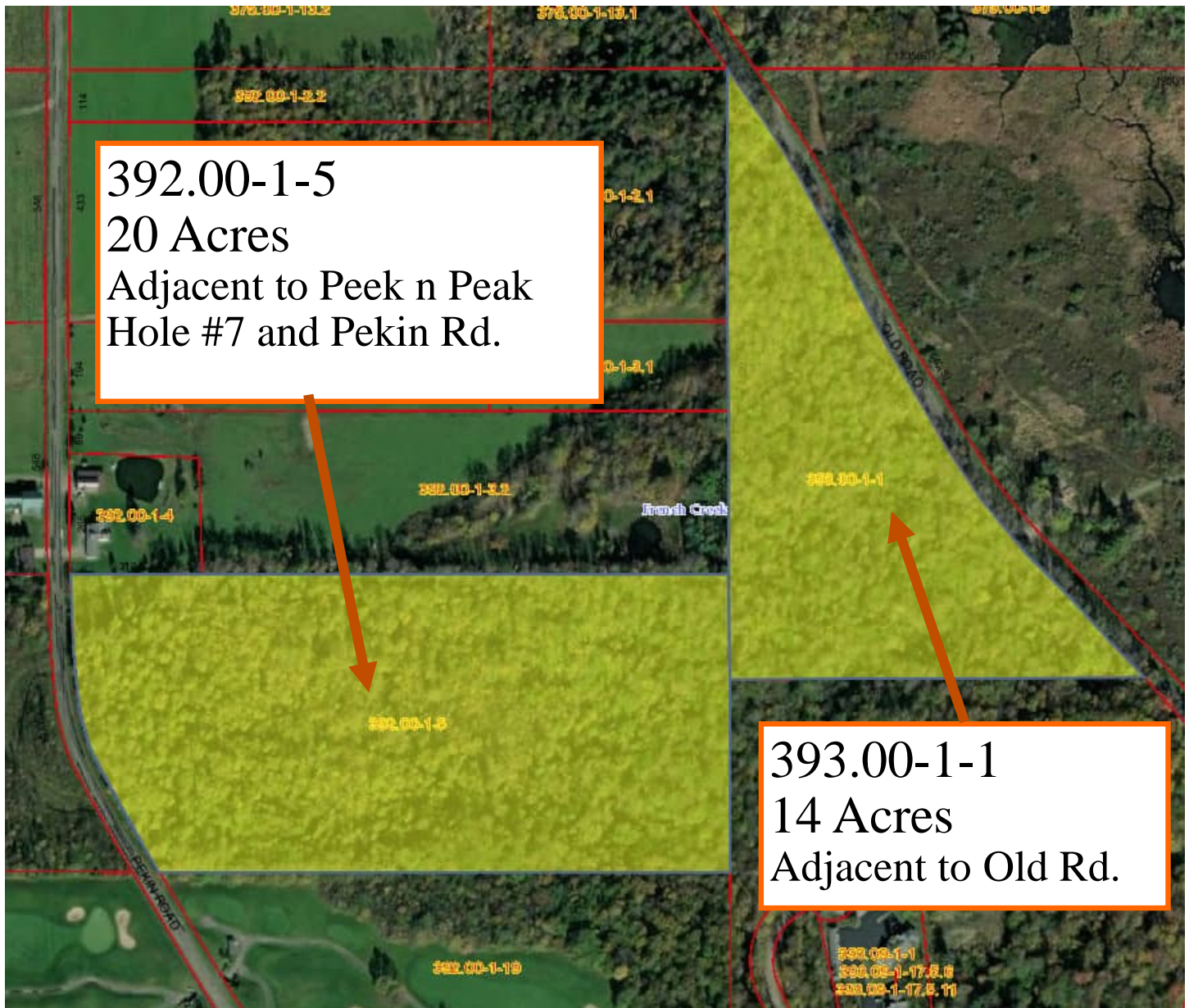
cgnescq@prodigy.net

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.

Tax Map for Parcels #392.00-1-5 & 393.00-1-1

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 GIS Tax Reference Map System for the Town of Mina.



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.

FOR VIEWING APPOINTMENT CONTACT:

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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.

FINDLEY LAKE, NY

TOWN OF MINA, CHAUTAUQUA COUNTY, N.Y.

The Hamlet of Findley Lake is situated on the western boarder of New York State. Findley Lake was formed by the damming of two ponds in 1815, covering an area of approximately 300 acres. The water level is controlled by a dam with a summer elevation of 1420 feet above sea level and is lowered 32 inches for a winter level.

FINDLEY LAKE YESTERDAY AND TODAY

Findley Lake, the name alone means so much to those who have spent any amount of their time on and around its shores. But why? Can it be just the restful lapping of the cooling waters, or the gentle breeze through the flowers and trees? No, I think there's more. Its history is ever changing. From when a young man of Scot-Irish decent came from Ireland searching for a place to raise a family and finding just that site purchased it in 1811. He then went off to war and returned in 1815 to start his mill, then built his home in 1816. By the building of the dam for the mill it created a large pond and was known as Findley's Pond, then later Findley's Lake. The settlement sprung up around the mills, hotels, several stores, churches, and schools. Fires tried to destroy it but it kept springing back. We had our own Little Chautauqua. Its name, Lakeside Assembly, started in 1895 and ran through 1915.

Steamboats in the summer and horse races in the winter, those are all memories now. The lake today still has its activities, the town is growing with changes. So we are again making History!

Article provided by Findley Lake Town Historian - Mrs. Paul (Sharon) Scarem

Howard & Associates, Real Estate-Appraisals-Auctions, All Types of Insurance, the firm serving Western New York and Northwestern Pennsylvania, marketing homes, vacation homes, lake front homes, business, commercial and industrial properties. Our firm specializes in the marketing of farms, land and timberland. We market Real Estate throughout New York, Pennsylvania,

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NOTE: Howard & Associates believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.



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