



*Dedicated to the Quality of Service You Have Come to Expect*

*Proudly presents...*

**25 Acre Wooded Prime  
Development Parcel  
Corner of Pekin Hill & Old Rd.  
Clymer, NY 14724**



**Parcel offers multiple building sites and adjoins Peek n Peak resort along the south property line on Old Rd.**

**EXCLUSIVELY OFFERED BY HOWARD & ASSOCIATES REAL ESTATE**

**OFFERING PRICE: \$145,600**



10438 Main Street, #1 Alexander Findley Square  
P.O. Pox 496, Findley Lake, New York 14736-0496

Licensed and Bonded in New York, Pennsylvania, and Ohio

(716) 769-7300 • FAX (716) 769-7341

E-mail: [findleylakeproperty@gmail.com](mailto:findleylakeproperty@gmail.com) • <http://www.findleylakeproperty.com>



## AMENITIES

- ◆ Property is an excellent building site for one or more homes.
- ◆ Walking Distance to Peek n Peak Resort.

## 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](http://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.

## 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**.
- ◆ Property is nearby to the Overland Trail and the Rails to Trails system for **snowmobiling**, horseback riding, hiking, and biking.
- ◆ 25 Minutes to Bemus Point, site of the Bemus Bay Pops concerts on the lake along with great village **shopping**, entertainment, and **restaurants**.
- ◆ 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: 25 Acres M/L.*  
*1048.37'x10389.85'x1048.38'x1038.60'*

Roadfrontage on Pekin Hill Rd: 1048.37'  
Roadfrontage on Olde Rd: 1038.60'

*Construction: None, Vacant Land*

### *Approximate Taxes:*

2021 Town & County:	\$ 668.73
2020-21 School Tax:	\$ 766.56
Approx. Total Taxes:	\$1,435.29

NOTE: The STAR tax program is available to NY permanent residents. These school tax numbers do not include the star program. 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.

## UTILITIES

*Sanitary Sewage:* An approved Chautauqua County Dept. of Health on site septic sewage system will be required.

All questions regarding on site septic systems should be directed to Austin Wellman of the Chautauqua County Department of Health. 716-753-4798

*Water:* A drilled water well will be required.

Electric Provider: National Grid Power Corp.

Telephone Provider: Altel

## PROPERTY DATA:

*Property Classification:* AG-1  
*Zoning:* Agricultural Land  
*Tax Parcel ID:* 410.00-1-25.2 (Old #4-1-18.2)  
*Property Assessment:*

Land:	\$55,000
<u>Improvement:</u>	<u>\$ 0</u>
Total:	\$55,000

*School District:* Clymer Central School  
*Township:* French Creek  
*County:* Chautauqua

### *Deed Reference:*

*Book 2602 Page 957 Filed 6/30/2006*

*Title Search:* To Be Furnished By Sellers

*Survey Reference:* Michael D. Masters LLS  
*Surveyor Job No.* 000914 Dated 9/26/2000

*Owner Of Record:* Philip E & Gretchen Schumacher

*Possession:* Deed Recording

### *Legal Representative:*

Schaack, Nelson & Courtis  
Attorney Jonathan N. Courtis, Esq.  
31 South Erie Street  
P.O. Box 152  
Mayville, NY 14757  
Phone: 716-753-2128  
Fax: 716-753-7141  
[courtis@schaack-nelson.com](mailto:courtis@schaack-nelson.com)

## 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 Conditions:** Out of State Purchasers must be represented by a licensed New York State Attorney for the closing.
7. **Capital Gains:** Out of State Sellers are required to pay the New York State capital gains tax (if any) at time of closing.

## FOR VIEWING APPOINTMENT

### CONTACT:

**Howard & Associates**

**Real Estate-Appraisals-Auctions**

**716-769-7300 Office**

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**EQUAL HOUSING  
OPPORTUNITY**

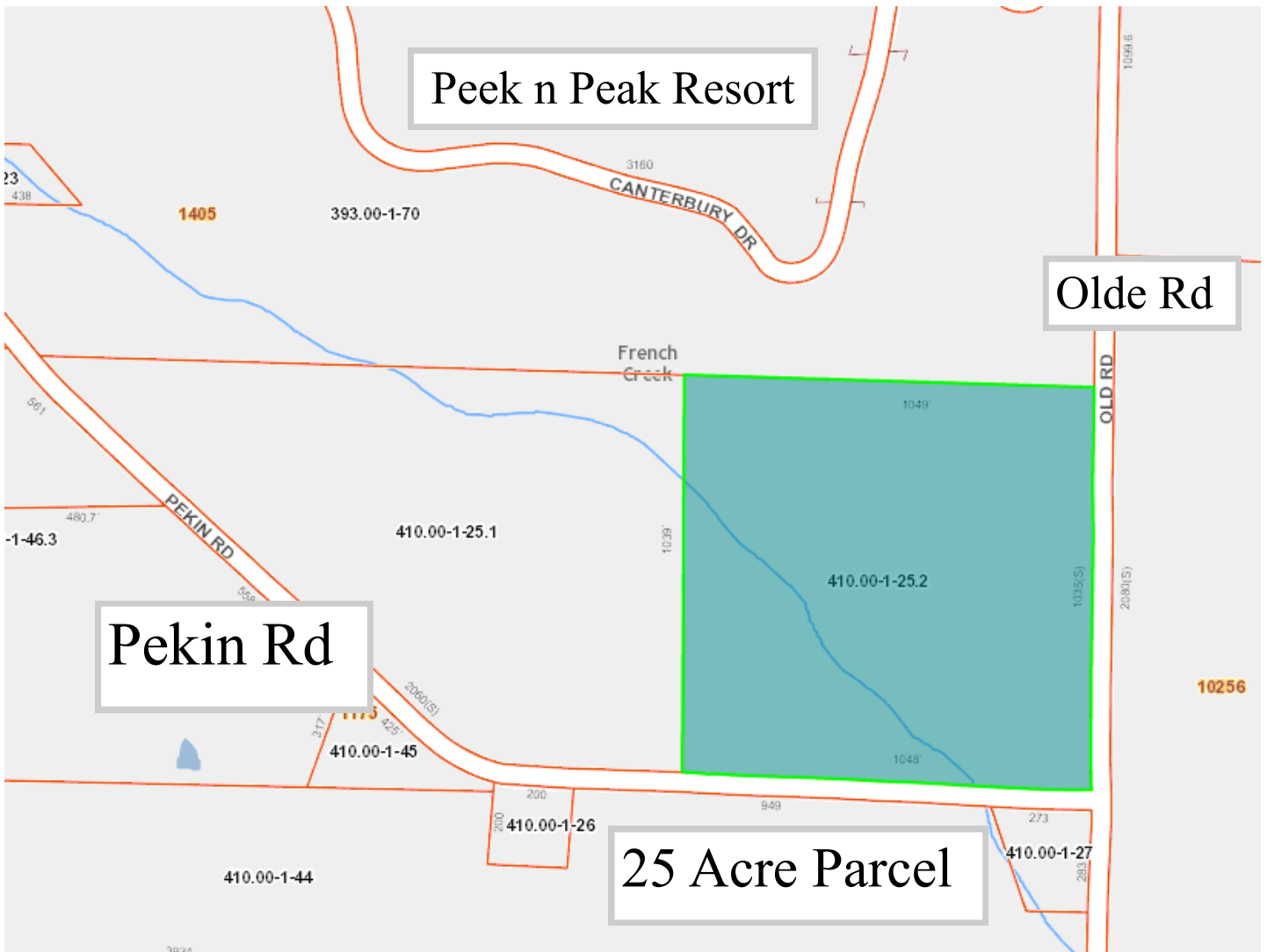
**Fair Housing:** It is illegal, pursuant to the fair housing law, Division (H) of Section 4112.02 of the revised code and the federal housing law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing 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.

# Tax Map for Parcel 410.00-1-25.2

## Town of French Creek, NY Chautauqua County

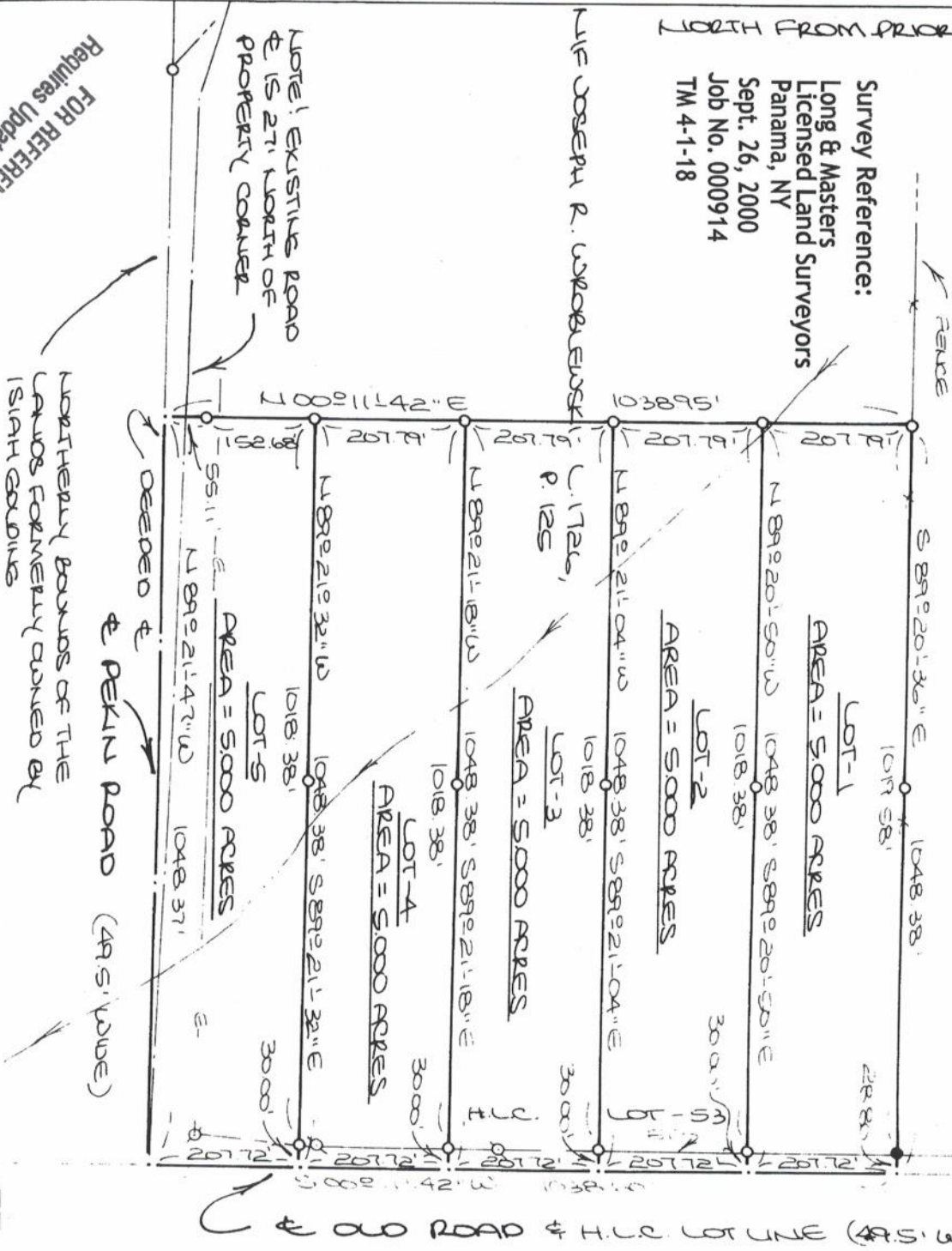
NOTE: This is **not** a survey. All dimensions are approximate and are required to be validated by a current land survey. The map is part of the Chautauqua County GIS Tax Reference Map System.



LIFE WESTERLY CHAUTAUQUA RECREATION, INC.  
 L. 1400, P. 316

NORTH FROM PRIOR SURVEY

Survey Reference:  
 Long & Masters  
 Licensed Land Surveyors  
 Panama, NY  
 Sept. 26, 2000  
 Job No. 000914  
 TM 4-1-18



FOR REFERENCE ONLY  
 Requires Updated Recertification

NORTHERLY BOUNDS OF THE  
 LANDS FORMERLY OWNED BY  
 ISIAH GARDING

DECEDED & PEKIN ROAD (49.5' WIDE)

NOTE: EXISTING ROAD  
 IS 27' NORTH OF  
 PROPERTY CORNER

LIFE JOSEPH R. WROBLEWSKI

OLD ROAD & H.L.C. LOT LINE (49.5' WIDE)

FOR REFERENCE ONLY  
 Requires Updated Recertification



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Licensed and Bonded  
 in NY, PA & OH

Toll Free 1-888-876-4999  
 http://www.findleylake.com

Phone (716) 789-7300

# 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*

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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, Ohio and Canada.

Our firm also does land developments in addition to offering complete design and construction services, meeting all local and state regulations in the states of New York and Pennsylvania. We are also agents for a complete line of manufactured housing.

In addition, we offer complete auction services through our associated firm, Howard & Reimold, specializing in farms, real estate, estates, commercial and industrial plants, construction and industrial equipment.

Please call anytime for a free consultation or market analysis at (716) 769-7300 or 1-888-876-4999. Our staff is ready to serve you.

Our firm has been providing all types of real estate services for over 30 years with its staff totally involved with the communities it serves.

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



Licensed and Bonded in NY, PA and OH

# Our Staff

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



**Peter S. Howard**



**Vicky Altman**



**E. Stephen Denny**



**Stephen L. Card**



**Kerry Mulkearn**

*Dedicated to the Quality of Service You Have Come to Expect*

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NY State Corporate License #: 109930827 ♦ Corporate License in PA: SBR001643 ♦  
Corporate License in OH: BRK-243528