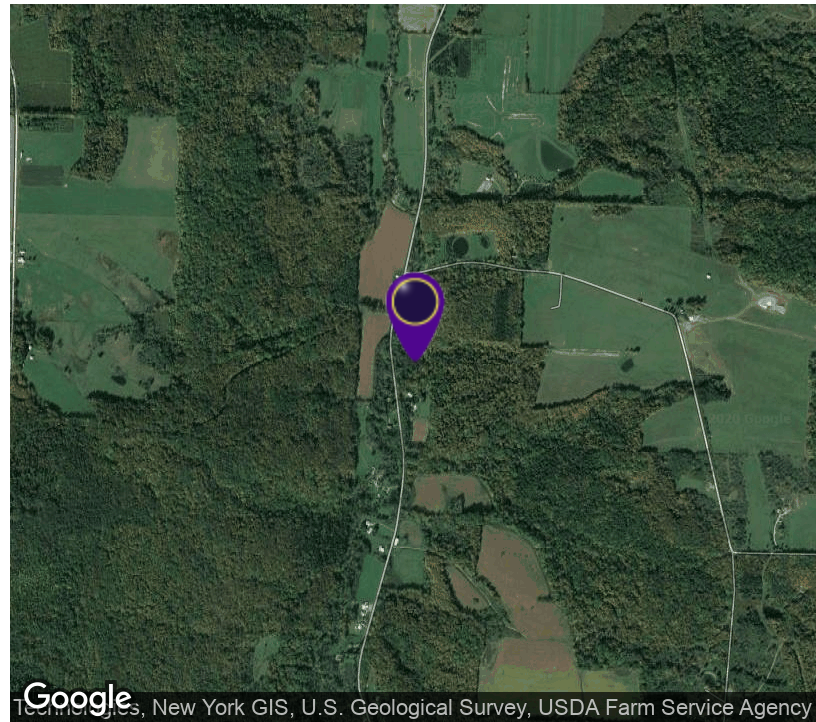


# 4.68 Acres Vacant Land with Cottage

7640 Jersey Hollow Road , Little Valley, NY 14755



## OFFERING SUMMARY

Sale Price: \$20,000

Lot Size: 4.68 Acres

Price / SF: \$0.10

## PROPERTY OVERVIEW

4.68 acres of land with stream on property and 760+/- SF. Cottage built in the 1950s however the cottage requires some work. Ideal for hunting or fishing. Septic system and electricity are on the property. Buyer will pay for search and survey.

## LOCATION OVERVIEW

Located a few minutes outside of Ellicottville. Downtown Ellicottville and Holliday Valley Ski Resort, an extremely popular resort used for winter activities, weddings, retreats, vacation destinations, and more with tourist areas witnessing year-round traffic.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Private Property Ideal for Hunting and Fishing
- Septic System & Electric on Property
- 760+/- Cottage on Site

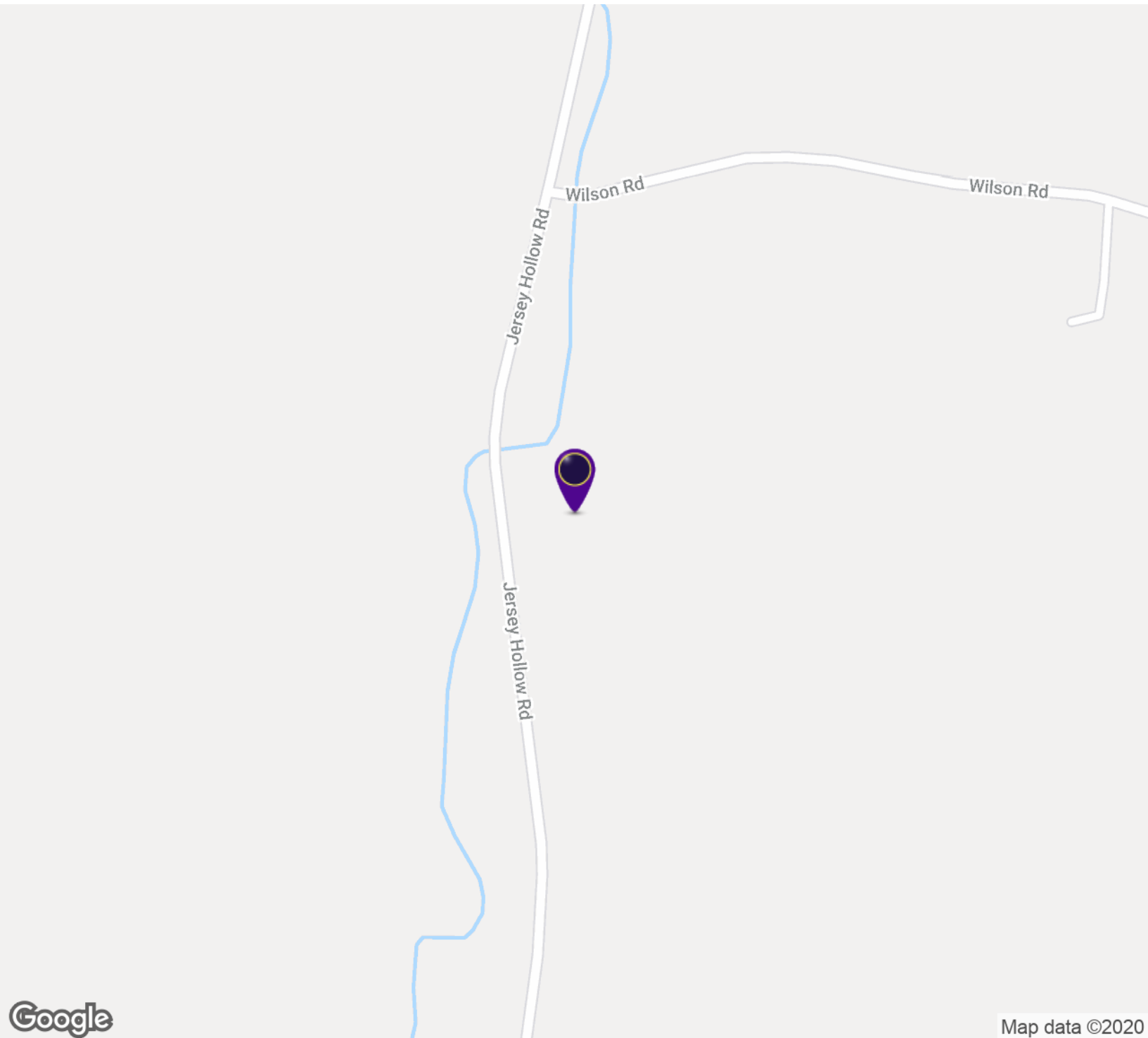


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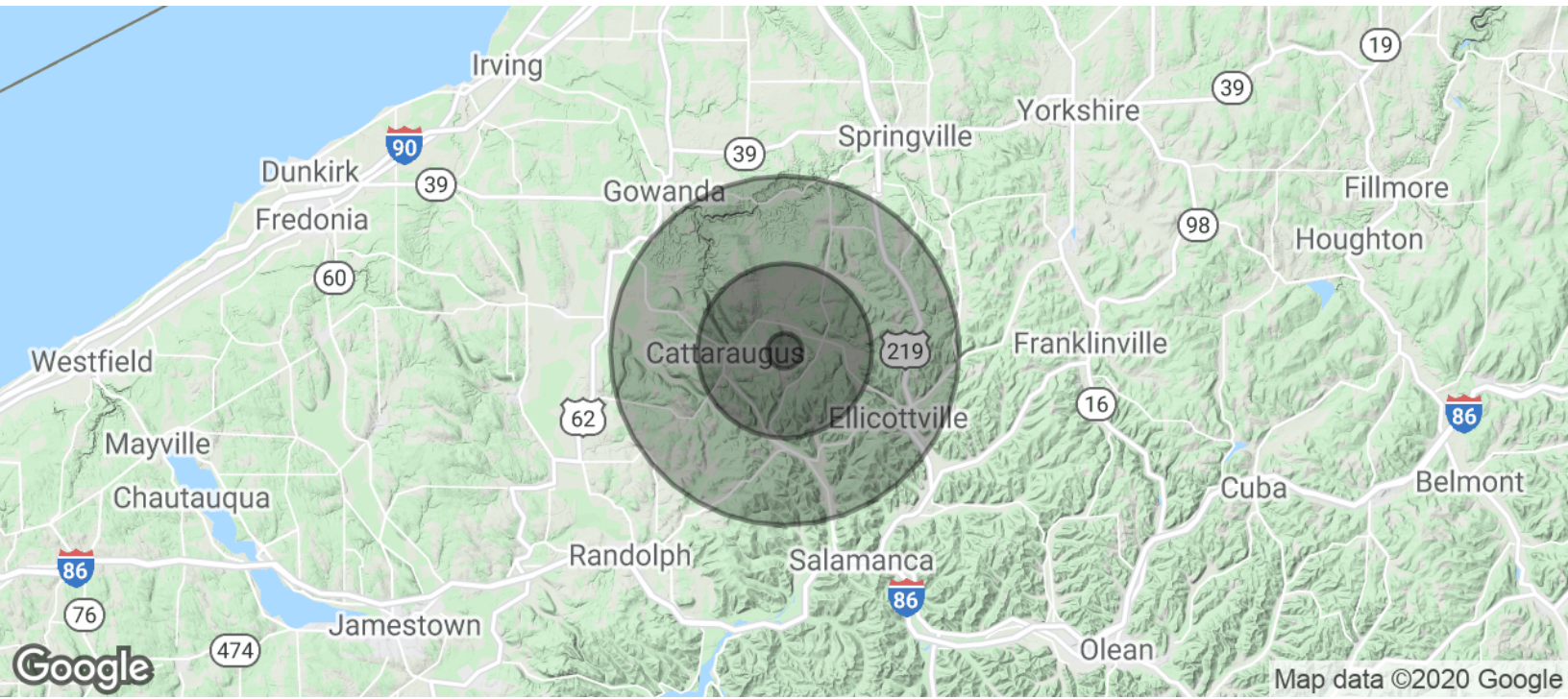
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	111	2,787	12,174
Average age	44.1	42.5	41.9
Average age (Male)	42.9	42.0	41.4
Average age (Female)	45.5	42.9	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	46	1,126	4,849
# of persons per HH	2.4	2.5	2.5
Average HH income	\$50,473	\$51,333	\$52,574
Average house value		\$129,985	\$134,466

\* Demographic data derived from 2010 US Census