

## FOR SALE

### 5191 Berry Road

### Fredonia, NY 14063-1505

**ASKING:**  
**\$99,900 for 31 Acres**

**LAND**

This property is located in Chautauqua County along County Touring Route 74 and is estimated to be approximately 31 acres of land.



#### Additional Information:

- Under 5 Miles to the city of Fredonia.
- 31 Acres Includes
- Additional Adjacent Properties: .2893 Acres with a 940 sqft mobile home. As well as .0964 Acres of vacant residential lot.
- Mobile Home
  - Built 1983
  - Wood Exterior
  - Open porch
  - Hot Air/Gas
  - Kitchen
  - 2-Bedrooms
- 1-Story Barn
- Shed/Machinery

#### Gerald Smith III

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