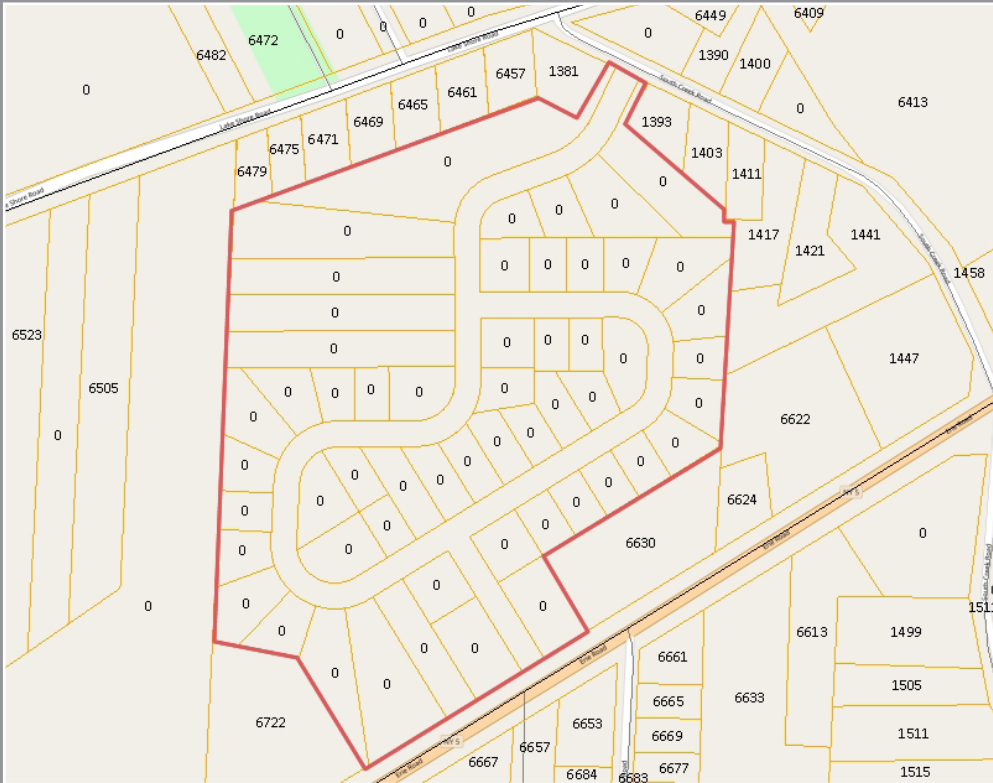


# FOR SALE: 30 +/- ACRES VACANT LAND

## South Creek Road & Erie Road (Route 5), Evans, NY 14006



### Property Overview:

- The Woods at Grey Cliff
- Property approved for 55 lot residential subdivision
- SBL 193.13-1-33
- Recent appraisal
- Mitigation report completed October 1st, 2012
- Located just south of 18 Mile Creek and East of Lake Erie

Asking Price \$389,000

### Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Gregory Wm. Zadrozny**

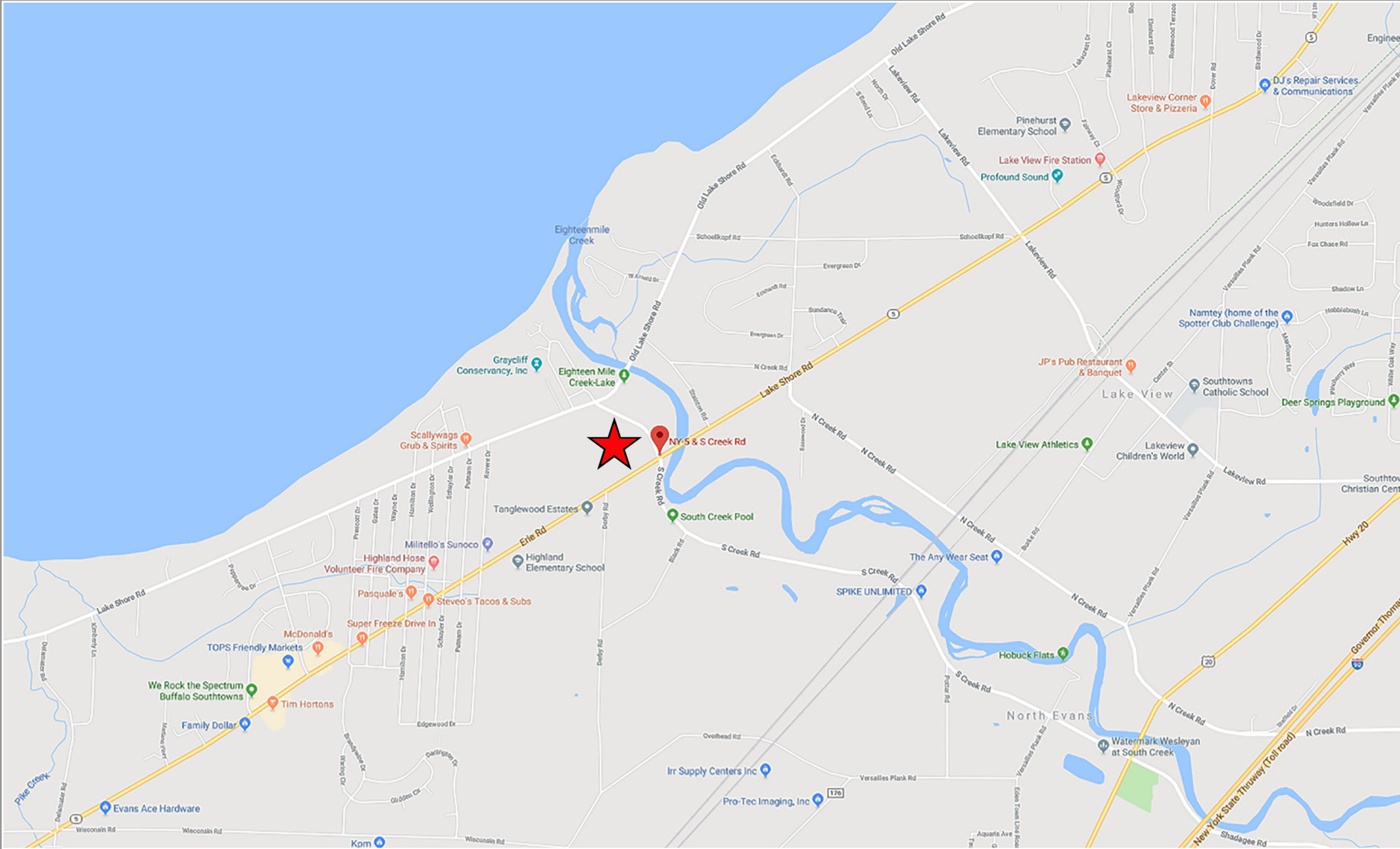
ASSOCIATE REAL ESTATE BROKER

716.856.7107 EXT 220

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