

NY FINGERLAKES WINE TRAIL 22 GENTLY SLOPING E. SHORE ACRES

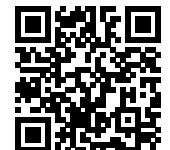
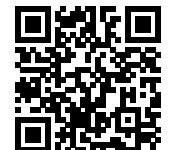


Location **California**
<https://www.genclassifieds.com/x-370456-z>

I am considering the sale of my 22 gently sloping acres (toward the lake) in the desirable "banana belt" section (an old term used in the 19th century due to extremely fertile conditions) of the Seneca Lake Wine Trail located within the Ovid, NY Finger-lakes region. The acreage is in an extraordinary scenic, rustic and rural area and the land is easily accessible with extensive prime road frontage and which is ideal for grape cultivation with numerous sizable vineyards nearby.

There are over 40 wineries in the immediate area and well over 200 in the Finger-lakes region of central/western NY state. WATER IS NOT AN ISSUE IN THESE PARTS SINCE WE ARE SURROUNDED BY 35 MILE LONG by 700' DEEP by 2 MILE WIDE FRESH WATER LAKES. NO POSSIBILITY OF DROUGHT. Taxes are very reasonable at approx. \$1,500 annually in a very serene environment bordering State Land and in an Amish Community. More Horse & Buggy traffic than automobiles! Very Charming with loads of Amish grocery stores & bakeries in the vicinity! Many California vintners began moving to this region two years ago due to our prime grape growing environment and very low land prices. No structures currently on property.

This area is well known for it's prime grape growing attributes and provides excellent micro-climate and drainage conditions along with direct easterly, southerly & westerly exposure to sunlight with no obstructions. The land is approximately 2000 ft from the Seneca Lake shoreline and would be an ideal location for both a vineyard and/or winery. Electric service is directly in front at the road and easily accessible if desired. A very peaceful and serene environment with breathtaking sunsets over the west shore of Seneca lake. \$16,750 per Acre. PLEASE RESPOND WITH PHONE NUMBER AS I PREFER PHONE.

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