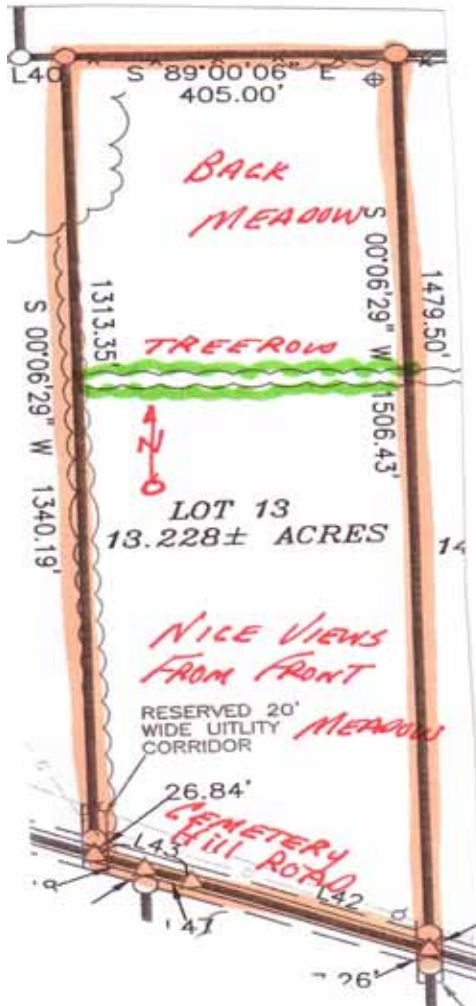


STEBEN COUNTY, TOWNS OF WEST UNION – 13.228 AC.
 OPEN MEADOW WITH HEDGEROWS, TERRIFIC VIEWS, \$35,750



No. 2473- Steuben County, New York, Town of West Union— 13.228 acres - Two small meadows separated by a treerow provide a base for the rural country atmosphere and views that can be seen from this property. Quiet well maintained country road, and property is on-lot septic approved. Natural gas line available for hookup, and electric is on property. Property includes survey. Financing is available. \$35,750

TIMBERLINE REAL ESTATE
 ROUTE 267—CHOCONUT, PA
 PHONE: 1-800-334-3659
 EMAIL: land@timberlinerealestate.net
www.timberlinerealestate.net

LEGEND

- -- IRON PIN & CAP SET
- △ -- CORNER NO PIN
- OVERHEAD UTILITY LINE
- UTILITY POLE
- ⊕ -- GULL TEST PIT
- ⊖ -- BORED CAS LINE AS FOUND DELINEATED
- FENCE/FENCE REMNANTS

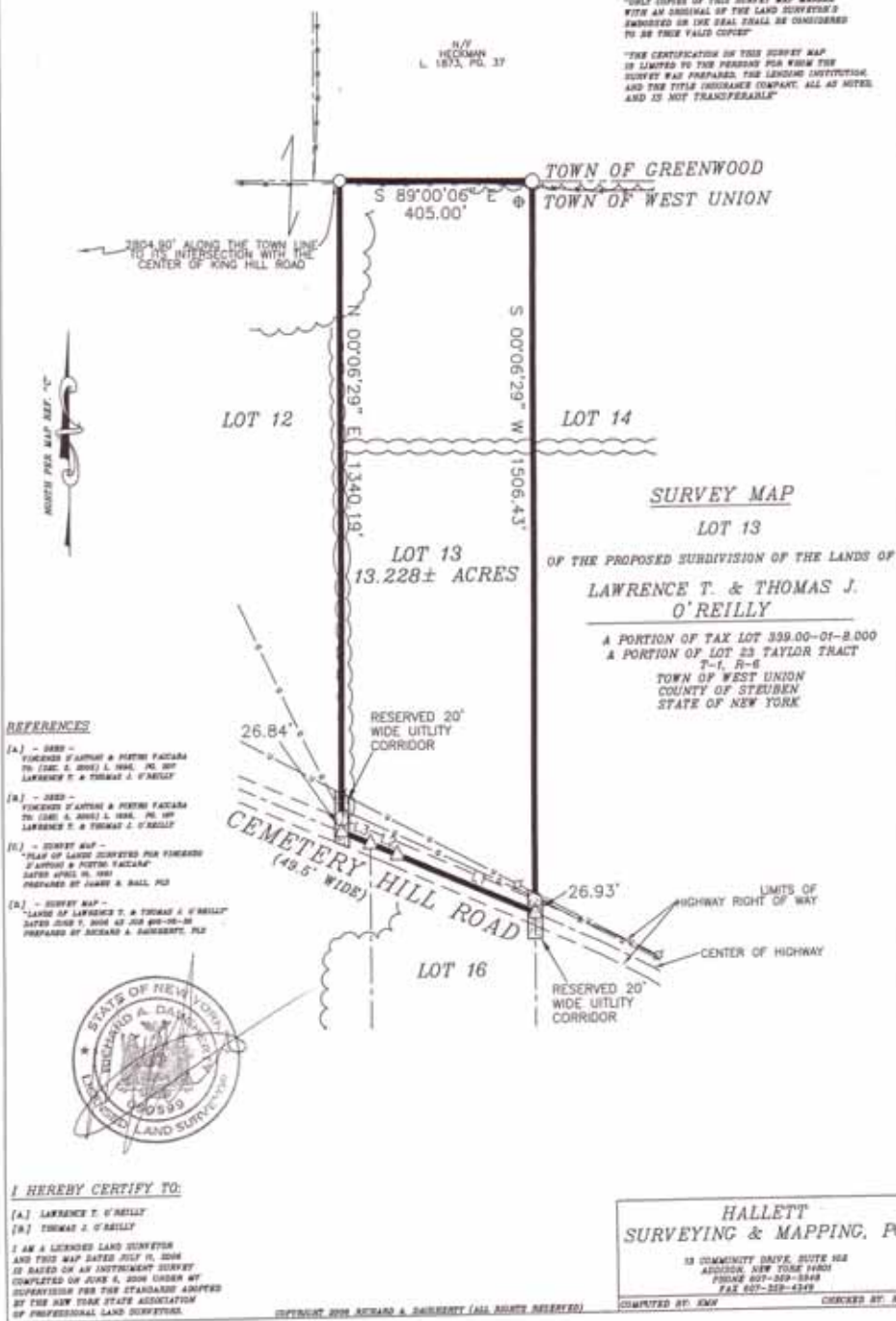
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L.1 | N 66°41'33" W | 313.96' |
| L.2 | N 67°07'18" W | 61.20' |
| L.3 | N 67°07'18" W | 65.02' |

0' 200' 400' 600'

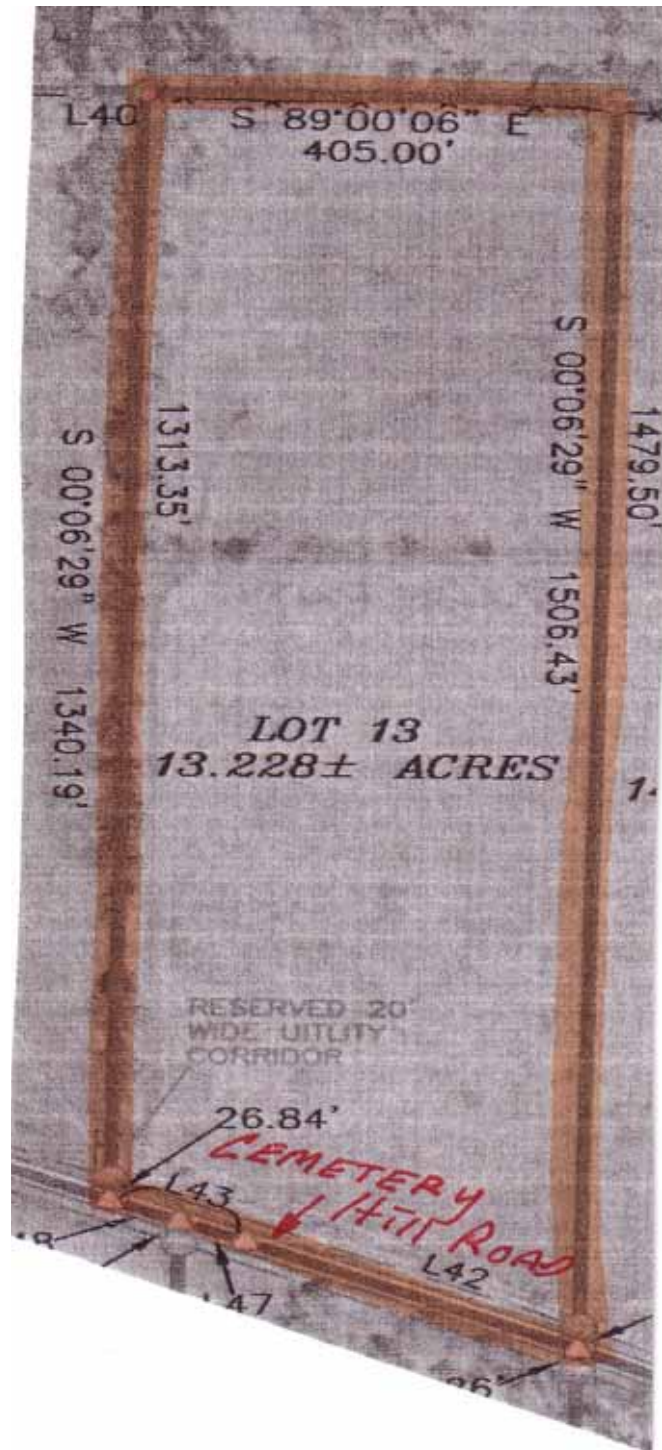
PLAT #06-06-20SUB-L13.DWC

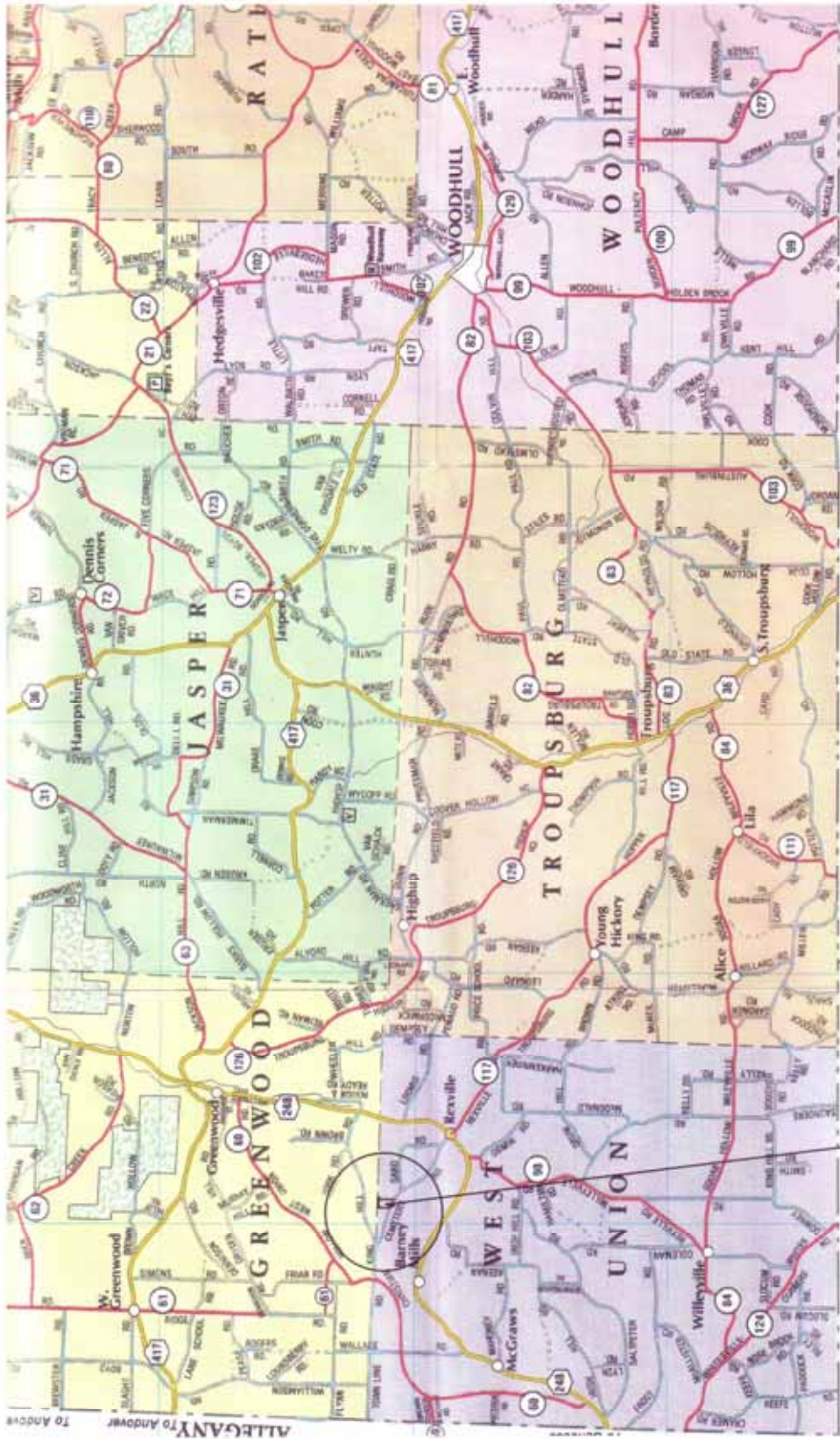
NOTES

- "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 190A, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
- "ONLY COPIES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE OR THE SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES."
- "THE CERTIFICATION ON THIS SURVEY MAP IS LIMITED TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, THE LEGAL INSTRUMENT AND THE TITLE INSURANCE COMPANY. ALL AS NOTED AND IS NOT TRANSFERABLE."



13.228 Acres





Hill Cemetery & Road in the
 This Property is on Cemetery & Road in the
 Town of West Union.
 13,228 ACRES

MAP OF NORTHERN TOGA COUNTY, PA AS IT
BORDERS STEUBEN COUNTY, NY

NY-PA BORDER

TAKE
NEW YORK
ROUTE 36
TO PROPERTIES

