

**Pigeon Hill Hunt & Play**  
**Cookhouse Road**  
**South Plymouth, NY 13844**

**\$189,900**  
**136.270± Acres**  
**Chenango County**





## Pigeon Hill Hunt & Play

### South Plymouth, NY / Chenango County

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#### **SUMMARY**

**Address**

Cookhouse Road

**City, State Zip**

South Plymouth, NY 13844

**County**

Chenango County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

42.6317 / -75.6500

**Taxes (Annually)**

1601

**Acreage**

136.270

**Price**

\$189,900

**Property Website**

<https://www.landleader.com/property/pigeon-hill-hunt-play-chenango-new-york/37442>



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#### **PROPERTY DESCRIPTION**

The property has no direct road frontage but is accessed via a 30-foot-wide deeded right of way less than 100 feet from Cookhouse Road, which is a seasonal use road at this location and a half mile from the fully-maintained portion. There is no electric along this portion of the road.

Upon entering the property, you will find that there is plenty of room to build your future camp. There are two smaller cabins that have no value that are mostly gone and remnant where the sellers used to camp themselves. It is very secluded and peaceful here, making a great location to unwind from daily life.

The property is completely wooded with an excellent mix of hardwoods and hemlock. There is a small creek that winds throughout the property. The timber has been professionally managed for decades under a 480A forest management plan which provides for reduced property taxes in exchange for performing sustainable forestry on the property. The 480-a will transfer with the property to the buyer.

The last harvest was made in 2022 to remove primarily white ash trees. The result is a complete reopening of the internal roads and trail perfect for ATVing, hiking, hunting and more. The forest management program has also continued to create excellent feed and cover for wildlife and is a sanctuary for the deer and turkey.

Pigeon Hill State Forest is 736 acres and is within walking distance (across the road!) and thousands of acres of additional NYS public lands are within a short drive.

The Seller is reserving the subsurface rights only to oil & gas for his and his wife's lifetime. At their passing the rights will come back fully to the property owner. This also means that drilling, pipeline activity or other equipment can ever be placed on the surface of the property at any time. All timber rights will transfer.

All the amenities are close-by in either Cortland or Ithaca. If you enjoy seclusion, hunting, hiking and ATV riding, then this property is for you!





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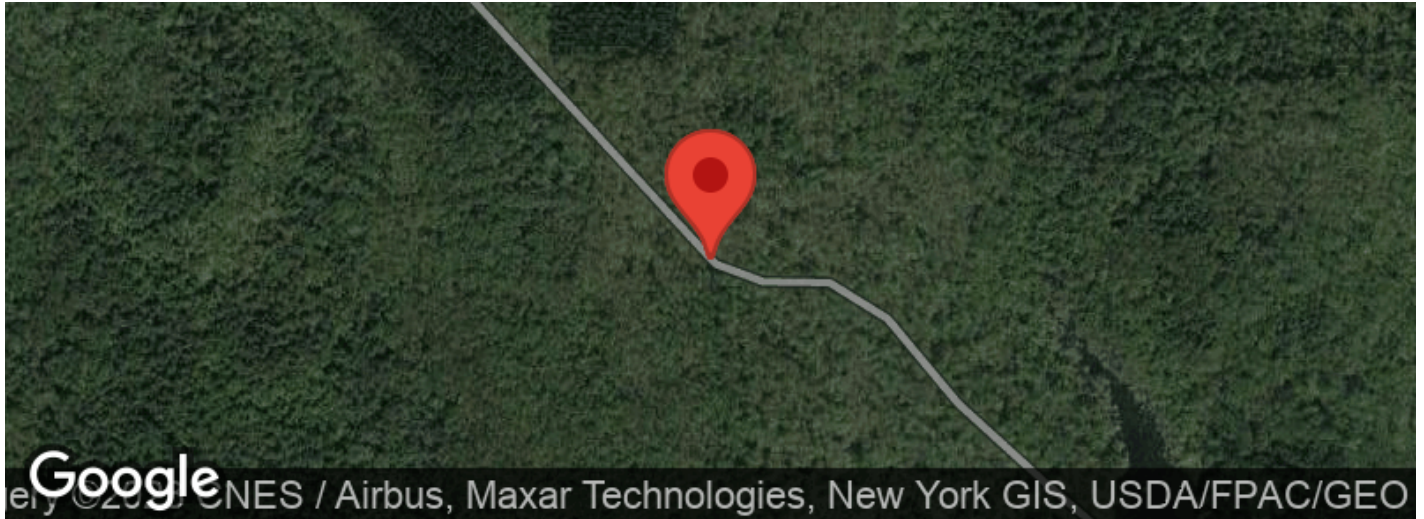


## Locator Maps





## Aerial Maps



**Pigeon Hill Hunt & Play**  
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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Bradley Wentworth

**Mobile**

(607) 345-4800

**Email**

bwentworth@timberlandrealty.net

**Address**

PO Box 31

**City / State / Zip**

South Otselic, NY 13155

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**NOTES**

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[timberlandrealty.net/](http://timberlandrealty.net/)

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