

Paradise on the Conewango
399 Warren Road
Frewsburg, NY 14738

\$125,000
25± Acres
Chautauqua County



Paradise on the Conewango
Frewsburg, NY / Chautauqua County

SUMMARY

Address

399 Warren Road

City, State Zip

Frewsburg, NY 14738

County

Chautauqua County

Type

Hunting Land, Recreational Land

Latitude / Longitude

42.0165 / -79.1464

Taxes (Annually)

1855

Acreage

25

Price

\$125,000

Property Website

<https://www.landleader.com/property/paradise-on-the-conewango-chautauqua-new-york/38407>



PROPERTY DESCRIPTION

This is a fantastic opportunity to own a property that has something for everyone. The open land just off the road frontage has a fantastic view up and down the valley with plenty of room to build your new home, cabin or campsite. The view overlooks the large (3/4 acre) and small (0.1 acre) ponds as well as the included polebarn with covered picnic pavilion. The open ground transitions to the forested area which has an abundance of quality deer trails throughout. Pair that all with the more than 900 feet of direct accessible frontage on Conewango Creek and direct access to the Rails to Trails hiking trail found here and you have the best in four seasons recreation and relaxation that's hard to find on one property.

The large pond is stocked with bass and the smaller pond has been used as a bait pond to grow bait to help feed fish in the larger pond. The large pond has a dock for swimming and is approximately 20 feet deep.

The polebarn is a board and batten structure that is about 24'x 60' in size. One section is fully enclosed for storage of equipment and has a gravel floor. The covered picnic pavilion has a gravel floor also and comes with a nice ground-mounted charcoal barbeque. Everything in the polebarn will remain except for the trailer and the canoe.

The forested area is comprised primarily of soft maple with hickory, cherry, ash and other species mixed in. There is some maple timber here too. Between the forest and transition areas leading to it, there is an abundance of well-worn deer trails. It is obvious they use this area regularly and many rubs and scrapes are found here as well indicating that hunting should be excellent.

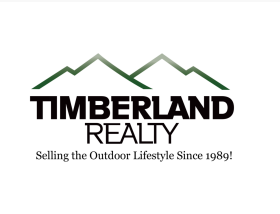
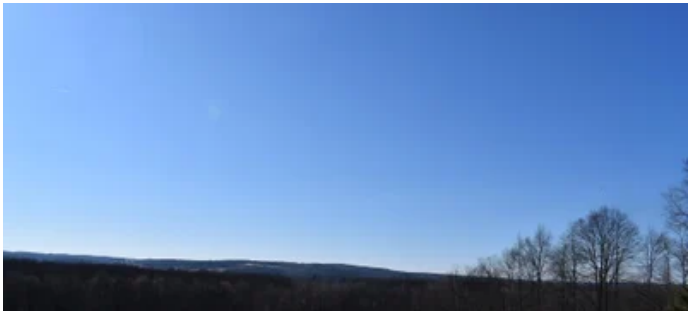
The property terminates at the Conewango Creek where you can easily access it for the excellent fishing it has for bass, walleye, muskellunge and a variety of panfish. It is part of the area canoe and kayak trip trail making for excellent paddling adventures too.

The area Rails to Trails hiking trail runs through the center of the property through the wooded portion adding yet another opportunity to extend your outdoor recreational activities.

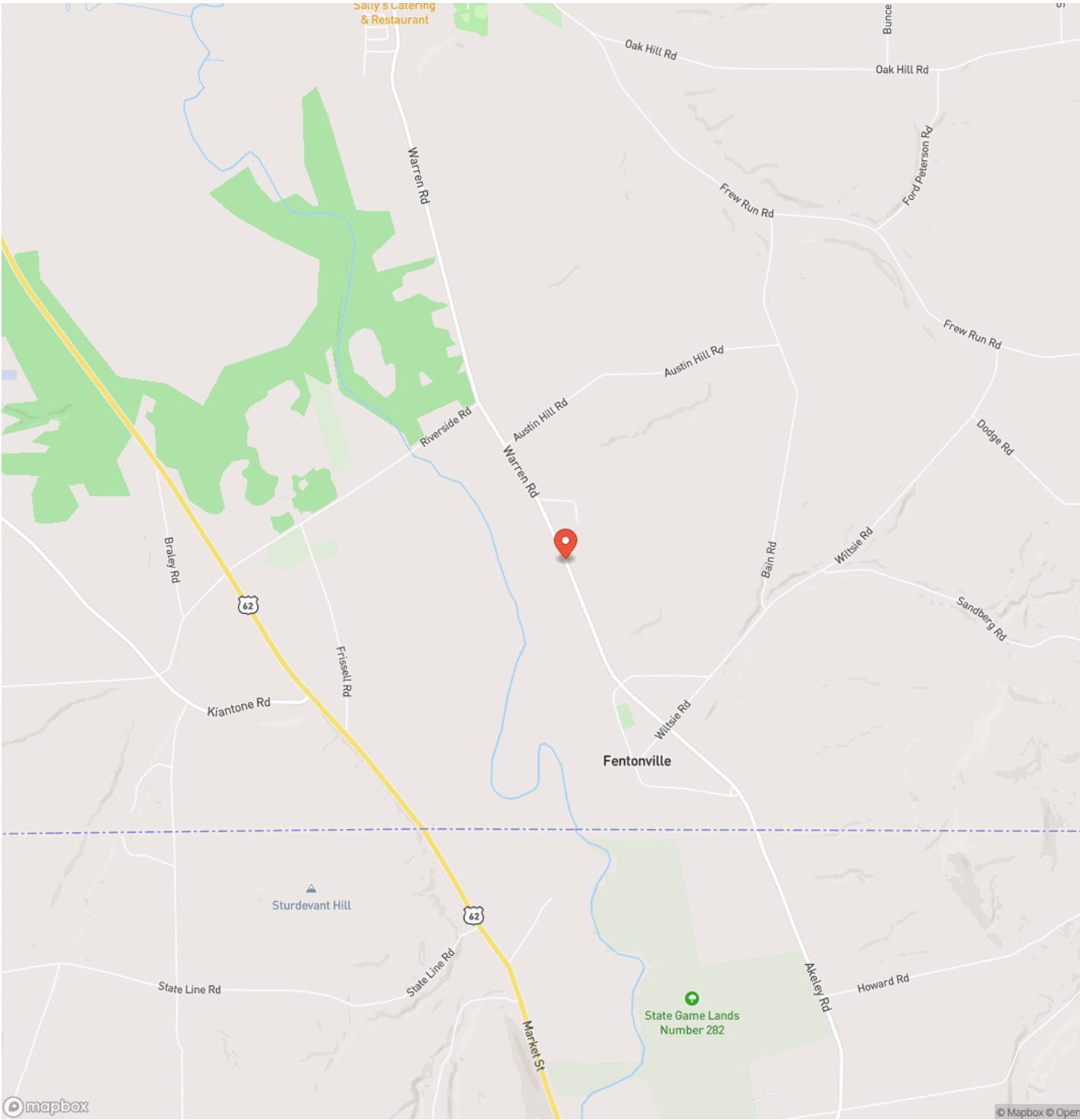
The property is located at 399 Warren Road and has approximately 543.77 feet of road frontage on Warren Road.

All oil, gas, mineral and timber rights are owned and will transfer.

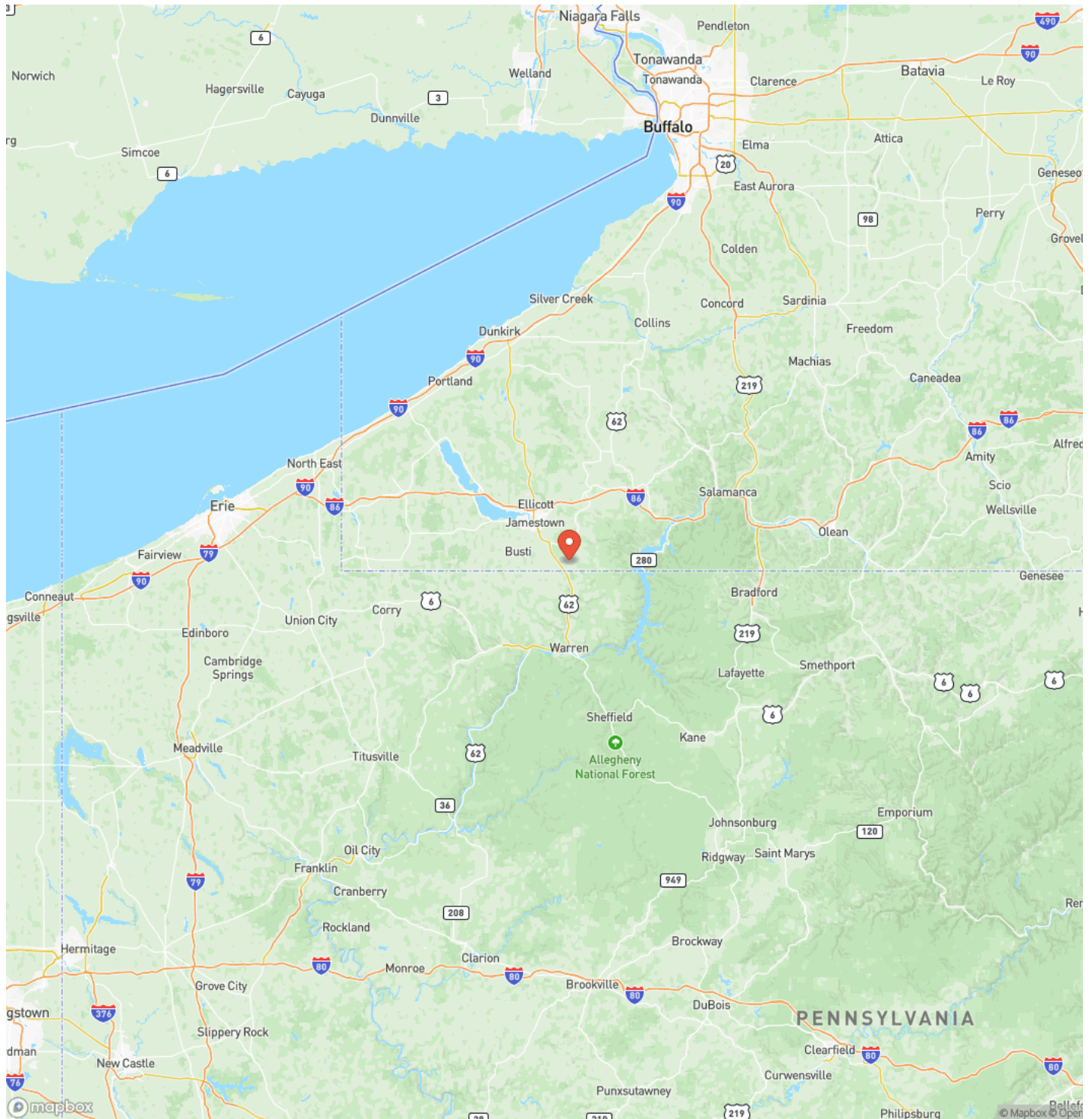
Paradise on the Conewango
Frewsburg, NY / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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Falconer, NY 14733

NOTES

NOTES

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

MORE INFO ONLINE:

TimberlandRealty.net

DISCLAIMERS

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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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