

**Wiscoy Fish & Farm**  
Camp Road  
Portageville, NY 14536

**\$599,000**  
117.480± Acres  
Wyoming County





**Wiscoy Fish & Farm**  
**Portageville, NY / Wyoming County**

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**SUMMARY**

**Address**

Camp Road

**City, State Zip**

Portageville, NY 14536

**County**

Wyoming County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Farms

**Latitude / Longitude**

42.5212 / -78.1185

**Acreage**

117.480

**Price**

\$599,000

**Property Website**

<https://www.landleader.com/property/wiscoy-fish-farm-wyoming-new-york/41786>



## **PROPERTY DESCRIPTION**

This is a fantastic opportunity to own a multi-use property that hasn't been available for purchase in 79 years! The property consists of about 53 acres of productive cropland on gravel ground, currently in corn. The current owner has a farming lease paying about \$100/acre. There is a 10 acre beaver pond on the south end of the tract with great access and a leanto in good condition. The balance of the property is mostly mature forest adding to the total ambiance of this tract. The capstone is the more than 2,100 feet of frontage on the Wiscoy Creek, known for its excellent trout fishing.

The Wiscoy as it flows through this property is part of the Wild-Premier section of the stream. It is well regulated to promote some of the best trout fishing in the region, particularly with it being a catch and release stream from October to April using only artificial lures. The balance of the year lure choice isn't regulated and only 1 fish may be kept per day. If you enjoy great trout fishing, this property is for you. With the abundant corn crop brings quality deer and turkey hunting. There is plenty of evidence of both throughout the property. With a large beaver pond being adjacent to the corn fields, you can only imagine how the ducks and geese come here to rest and feed, providing excellent waterfowl opportunities as well!

The forest is comprised of hard maple, soft maple, cherry, hickory, red oak, hemlock, white pine and more. The stands are mostly on the mature side with a decent amount of timber throughout. The leanto is located in the wooded portion near the south end of the property and on the pond, providing plenty of solitude in a great location among the hemlocks and hardwoods. There is a pit latrine here also. The Seller will be retaining a right of way to access their cabin and property on the Wiscoy which will be on the Fishing Footpath access at driveway at the north end of the property. The public does have the right to walk this road to get to the Wiscoy to fish currently and the State has a small parking area next to this driveway on Camp Road.

The Finger Lakes Trail & North Country Trail (FLT/NCT) currently crosses part of the property too. The State has a second fishing access that runs with the FLT to the south boundary, then along the boundary to the Wiscoy. It is a hiking trail only and no ATV's or other vehicles are allowed on the FLT/NCT or fishing access trails.

With all the amenities available this would make a great location for a family camp, homestead or glamping operation as well as adding to any of the quality farms in the area.

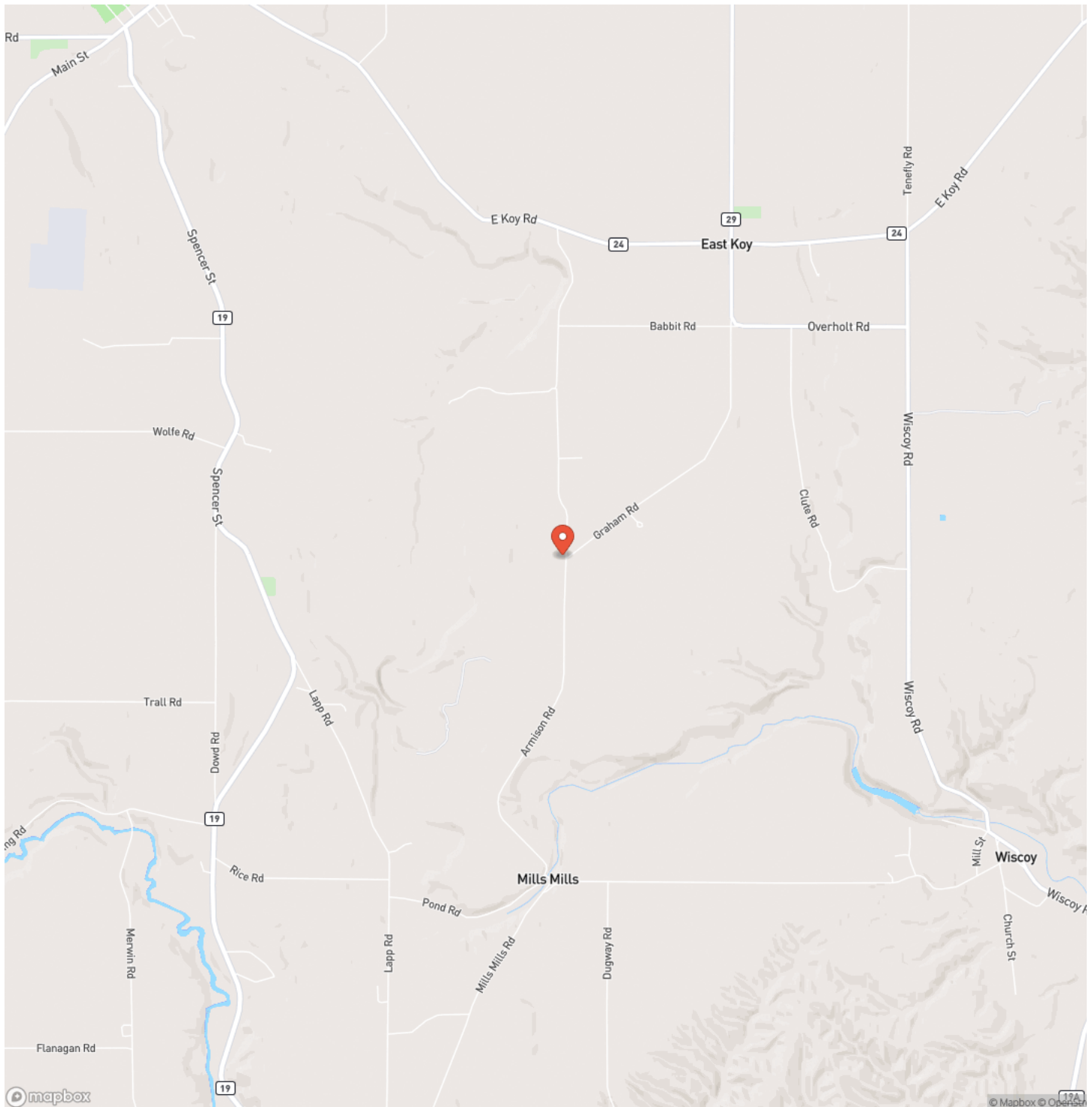
It is located only minutes from Letchworth State Park, the Gorge and the Genesee River for additional recreational opportunities.

The property is located on Camp Road and has approximately 2,431 feet of road frontage. Electric is available along the road on part of the frontage.





## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Bullard

## Mobile

(716) 499-5608

## Office

(716) 962-9935

## Email

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**Address**

1890 East Main Street

## City / State / Zip

Falconer, NY 14733

## NOTES

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## This image shows a single 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.



## **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, 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 relation 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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