

Wiscoy Fish & Farm
Camp Road
Portageville, NY 14536

\$599,000
117.480± Acres
Wyoming County



Wiscoy Fish & Farm
Portageville, NY / Wyoming County

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/wischoy-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 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 ATVs 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.

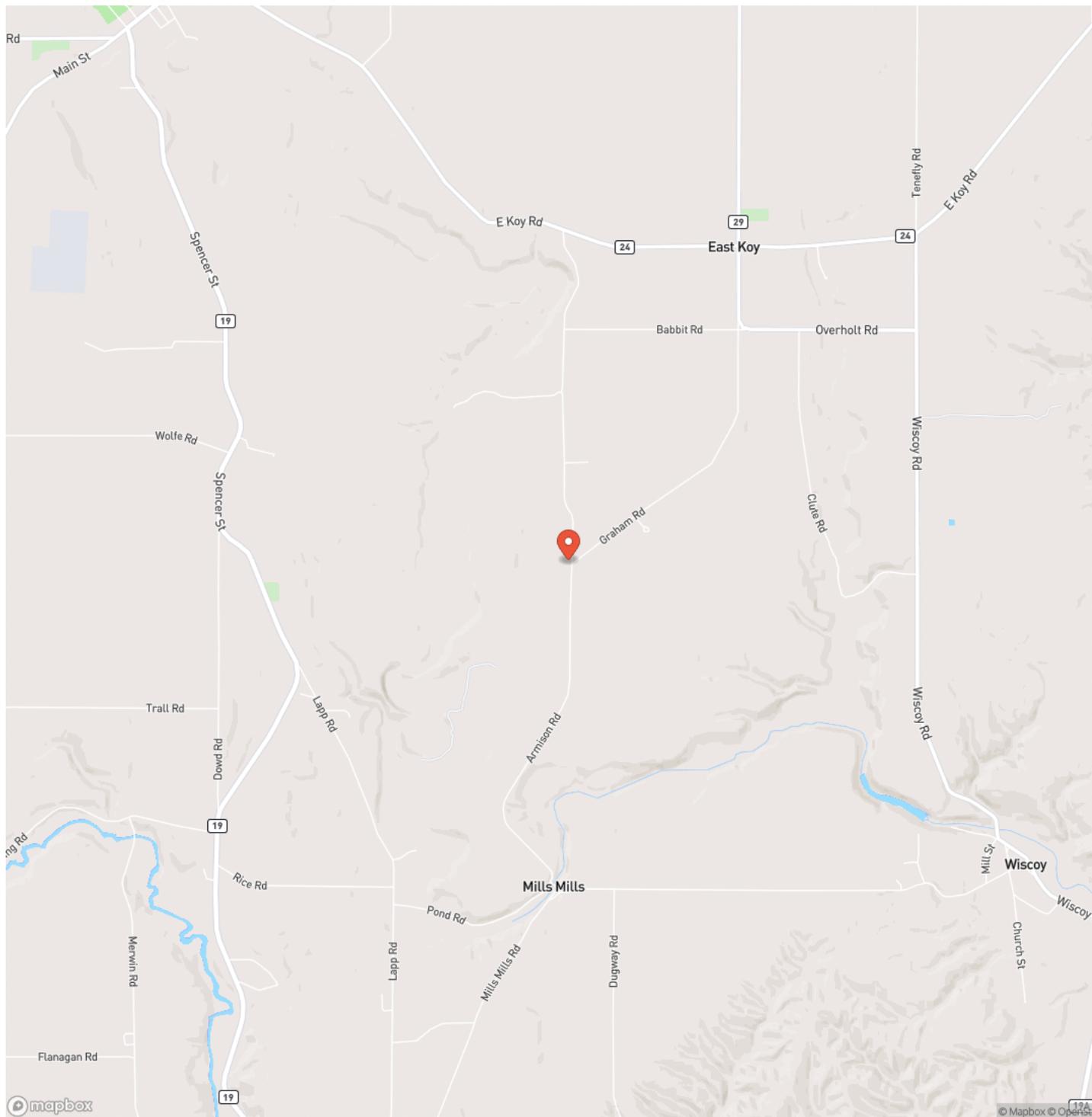
The property is located on Camp Road and has approximately 2,431 feet of road frontage. Electric is available along the road on part of the frontage.

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MORE INFO ONLINE:
TimberlandRealty.net

Locator Map



Locator Map



Satellite Map



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