

Land O'Goshen Camp
Goshen Road
Panama, NY 14767

\$265,000
60± Acres
Chautauqua County



Land O'Goshen Camp
Panama, NY / Chautauqua County

SUMMARY

Address

Goshen Road

City, State Zip

Panama, NY 14767

County

Chautauqua County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

42.061932 / -79.49627

Taxes (Annually)

1765

Acreage

60

Price

\$265,000

Property Website

<https://www.landleader.com/property/land-o-goshen-camp-chautauqua-new-york/42780>



PROPERTY DESCRIPTION

This property consists of 60 acres, a great rustic cabin and a bass-stocked pond. The land is nearly entirely wooded, with a mix of black cherry, maple, ash, mast-producing oaks, apples plus a pine plantation for cover. Timber harvests were last managed by Forecon around 2004 and can be cut again soon if desired. The land is flat to gently sloping with trails streams and a newly constructed bridge providing easy access to a mature food plot on site. This property has provided the owners with many enjoyable years of hunting and fishing, especially whitetails, turkeys, bunnies and other small game. The bass-stocked pond provides a relaxing spot to wet a line and unwind. It has always been catch and release and lots of fun for youngsters of all ages to reel in a "whopper".

The cabin is well constructed and ready to host your next outdoor adventure. Enjoy your quiet morning coffee as the sun rises over the pond. The cabin is nestled about 600 feet back from the road on a solid, gravel drive. Inside, the flooring is brand new, as are the kitchenette, interior doors and tankless hot water heater. The kitchen and bath sinks and shower are plumbed and ready for the new owners to connect them to the outside well if they wish. Currently, this property is off the grid, with electric available at the road or the new owners can easily hook up a generator if desired. There are two 'Lovable Loo' composting toilets inside and a compost bin outside. Current owners carry in water from the outside hydrant. The interior lights and cook stove are propane and the wood stove keeps the cabin toasty. The property is being sold as-is. Wall-mounts, pictures and furniture do not stay.

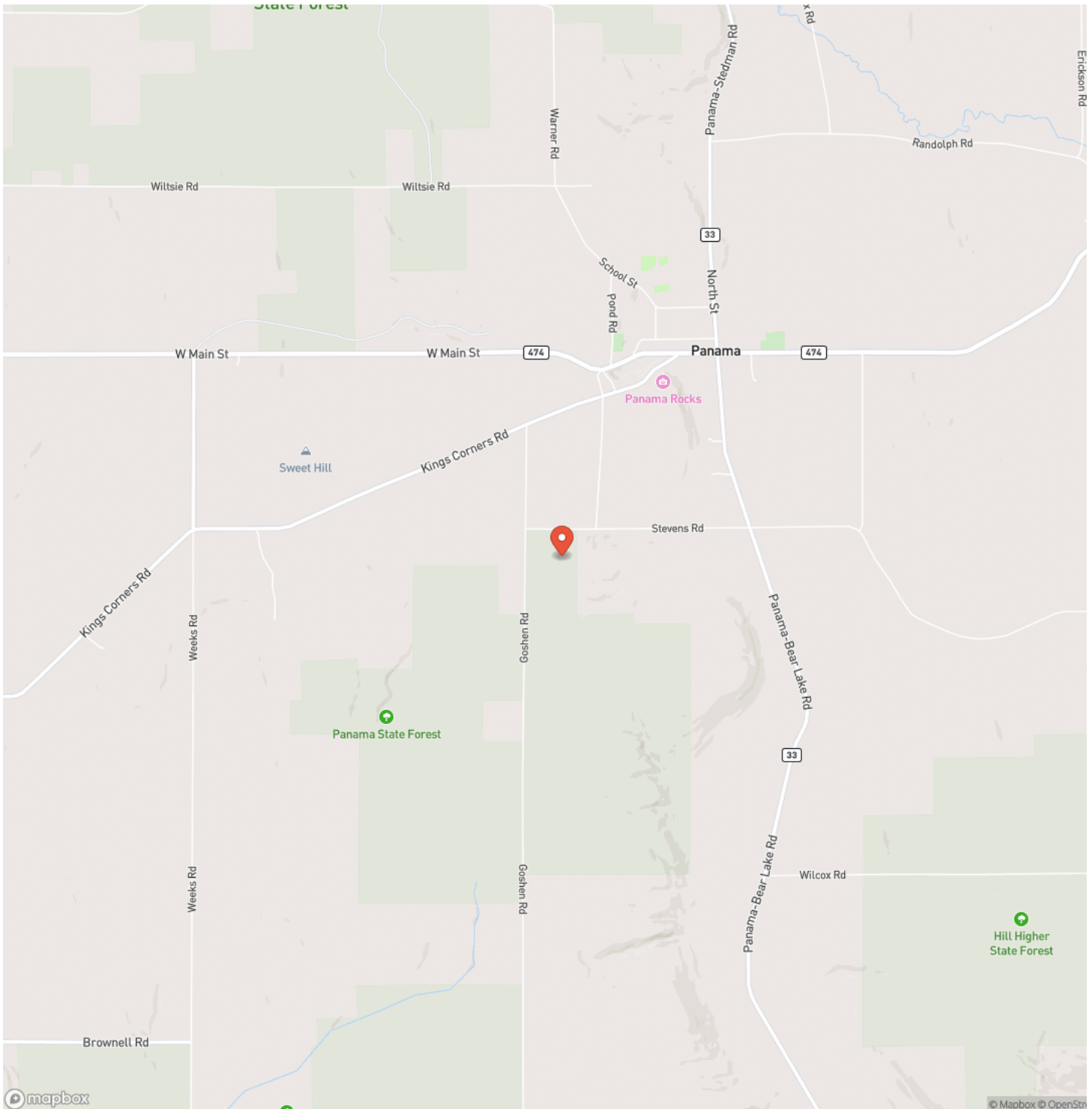
Tree stands are negotiable and all rights transfer.

You'll find the deer processing handy and right next door, additional hunting on State Lands about 1000 feet away and the PA line about 2 miles south for even more adventure if you still need it. Other pursuits like the Overland Trail system, Peek N Peak, skiing, golf, Fishing/Boating (Chautauqua, Erie, Findley Lakes), Chautauqua Institution and The National Comedy Center are all Close as well and yours to enjoy from your home base here!

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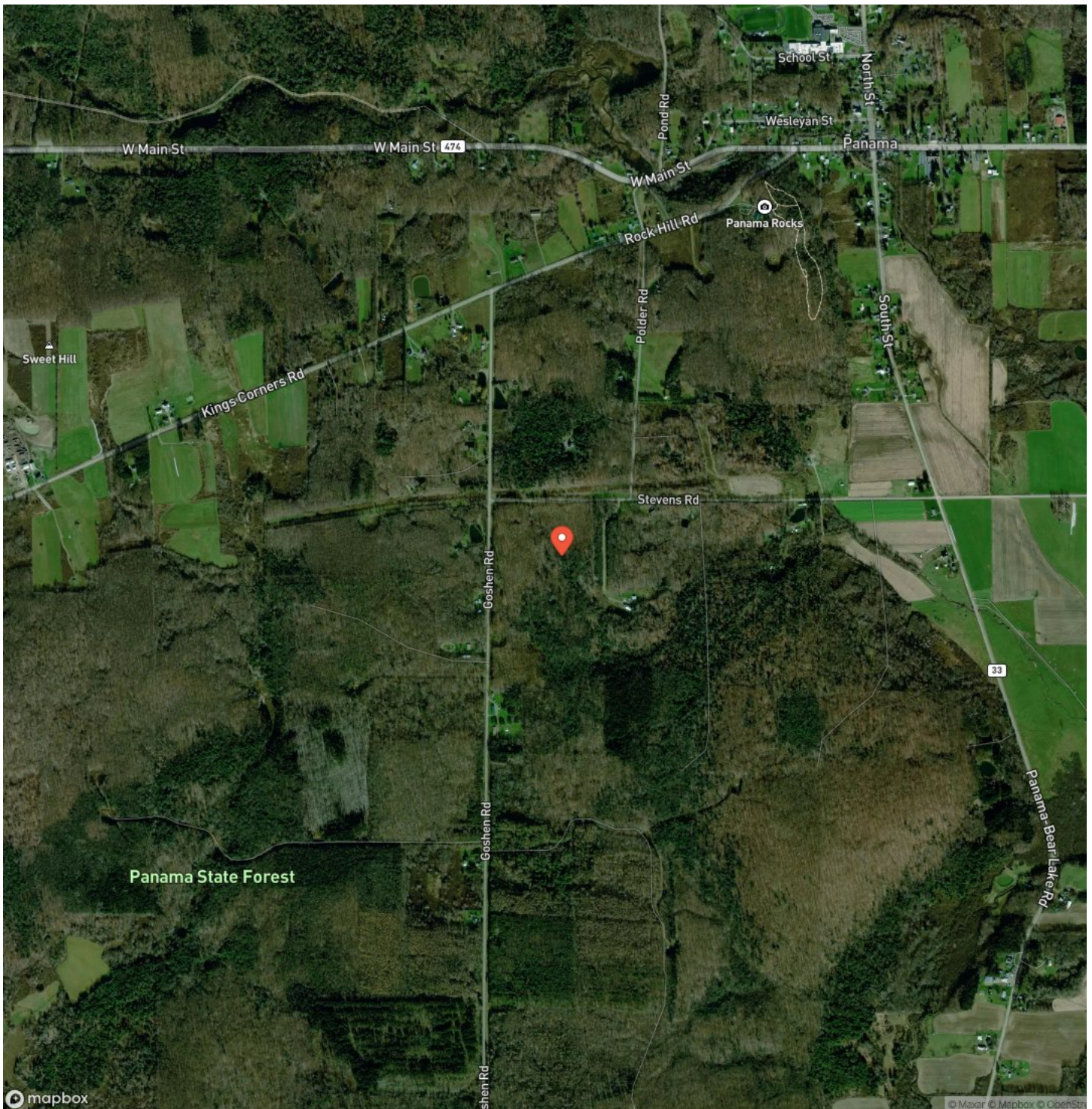
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Owens

Mobile

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Email

jowens@timberlandrealty.net

Address

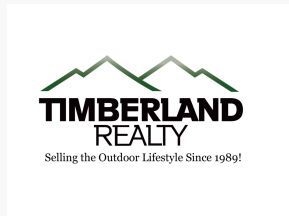
1562 Swede Road

City / State / Zip

Ashville, NY 14710

NOTES

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