

**Woods & Wild Game**  
**Peck Settlement Road**  
**Jamestown, NY 14701**

**\$225,000**  
**189.380± Acres**  
**Chautauqua County**





**Woods & Wild Game**  
**Jamestown, NY / Chautauqua County**

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**SUMMARY**

**Address**

Peck Settlement Road

**City, State Zip**

Jamestown, NY 14701

**County**

Chautauqua County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

42.0766 / -79.1849

**Taxes (Annually)**

2139

**Acreage**

189.380

**Price**

\$225,000

**Property Website**

<https://www.landleader.com/property/woods-wild-game-chautauqua-new-york/45581>



**PROPERTY DESCRIPTION**

The driveway at the road front leads back some 300 feet to the point where the property expands into a combination of upland forest and partially wooded and open wetland. The front 30+ acres is high and dry and would make a great spot for a secluded home or camp.

A small stream adjacent to the open area at the end of driveway marks the beginning of the forested area. The forest is comprised of hard maple, soft maple, cherry, oak, hickory, hemlock, beech and more, providing an excellent habitat and food source for all varieties of game and non-game species alike.

There is no lack of deer trails, rubs and scrapes throughout the woods and adjacent brushy cover and wetland zone. Turkey scratching is evident upon my inspection as well. The adjacent wetland area is a mix between upland and lowland wetland, with beaver ponds scattered throughout. This creates an ideal setting for ducks as another potential game species for hunting for the avid duck hunter.

The property also has about 2,000 feet of frontage on the Conewango Creek. It is difficult to get to the Creek from within the property without first creating some access through the brush to get there. Otherwise, it is about 1.5 miles upstream from the public launch site on the Creek near Frewsburg. The Creek is a magnificent fishery as well as being a great place to canoe, kayak and to hunt ducks when in season.

The property is ideally located just minutes from Jamestown, Falconer and Frewsburg as well as being close to Chautauqua Lake, the Onondaga Marina on the Allegheny River and the nearby snowmobile trail system.



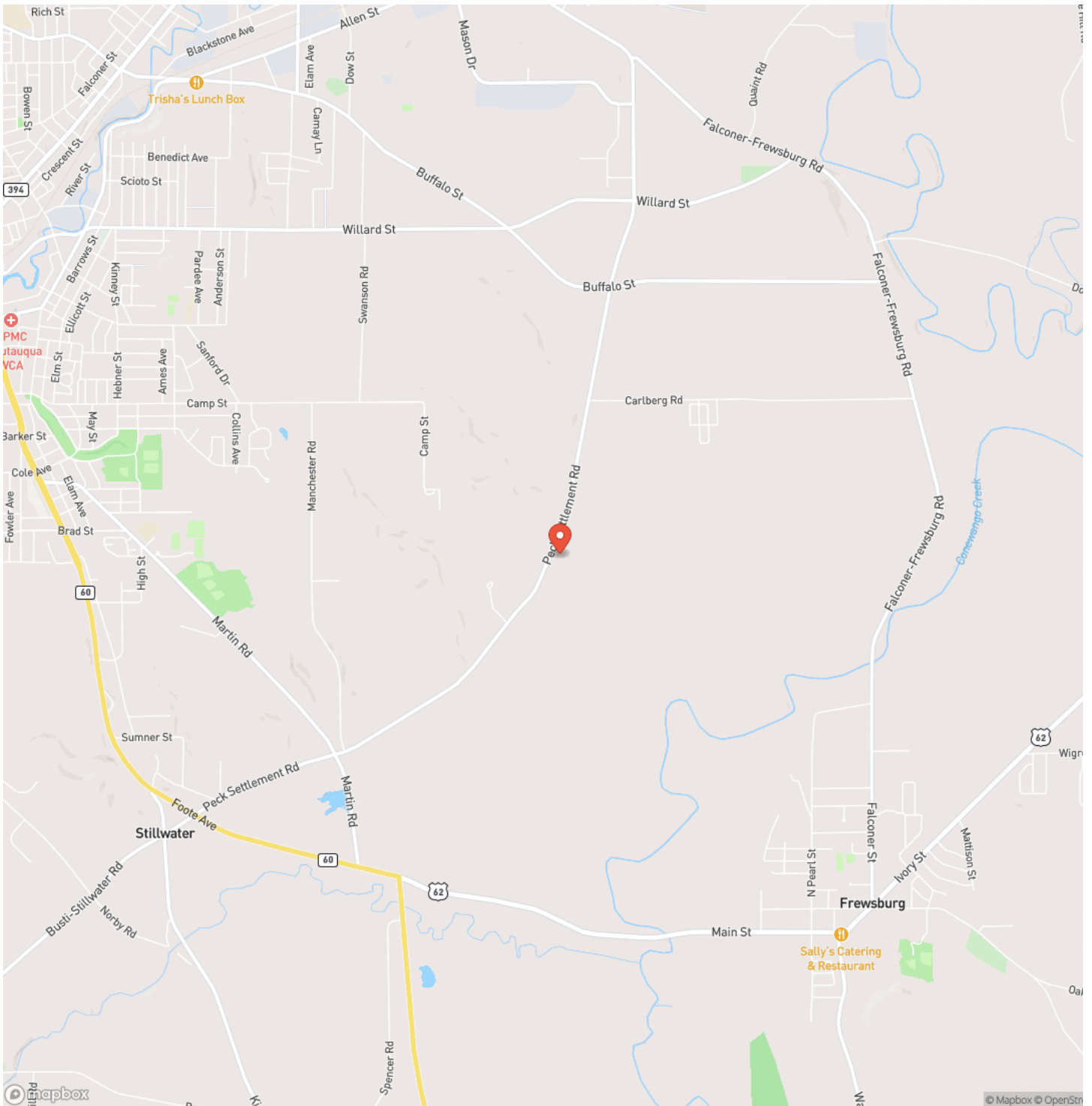
**Woods & Wild Game**  
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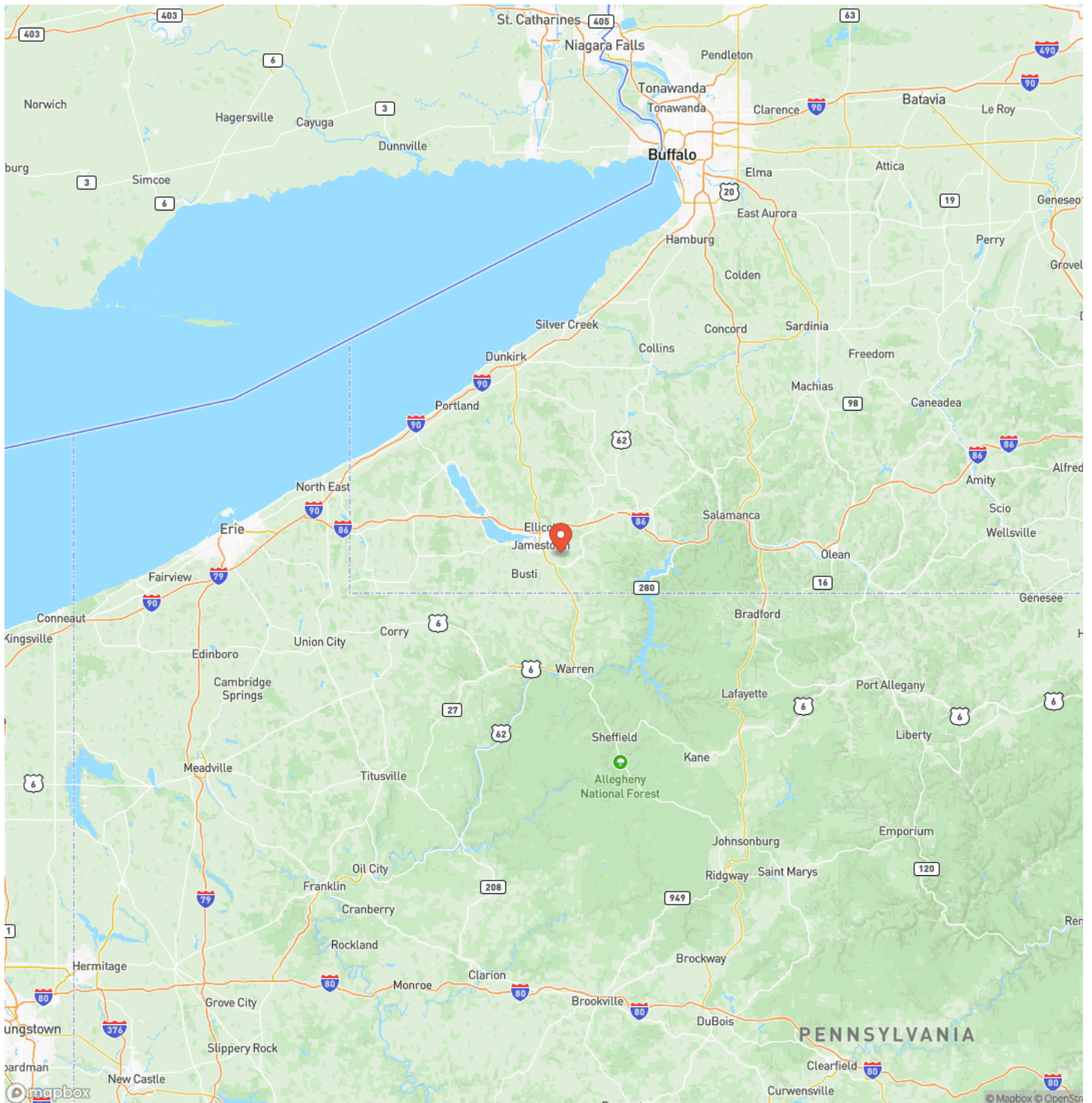


## Locator Map



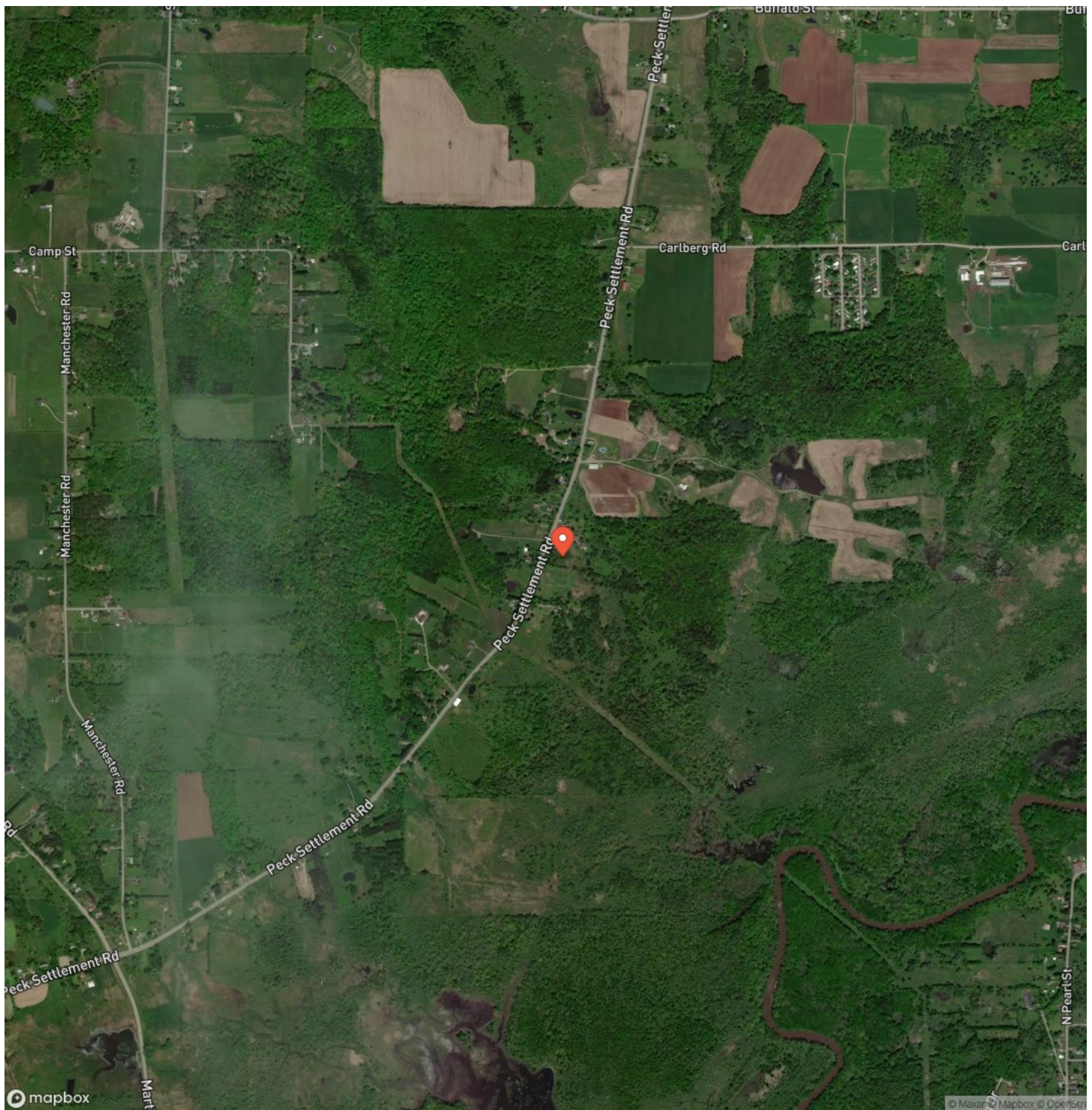


## Locator Map





## Satellite Map





## Woods & Wild Game

### Jamestown, NY / Chautauqua County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Bullard

## Mobile

(716) 499-5608

## Office

(716) 962-9935

## Email

bbullard@timberlandrealty.net

**Address**

1890 East Main Street

## City / State / Zip

Falconer, NY 14733

## NOTES

[illegible]

**MORE INFO ONLINE:**

**TimberlandRealty.net**



## 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.





## **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 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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