

**Land O'Goshen Camp**  
Goshen Road  
Panama, NY 14767

**\$159,900**  
20± Acres  
Chautauqua County





**Land O'Goshen Camp**  
**Panama, NY / Chautauqua County**

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**SUMMARY**

**Address**

Goshen Road

**City, State Zip**

Panama, NY 14767

**County**

Chautauqua County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

42.01932 / -79.49627

**Taxes (Annually)**

1765

**Acreage**

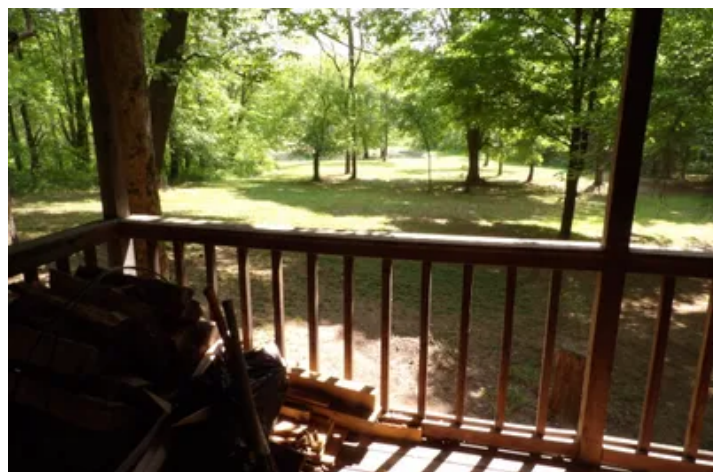
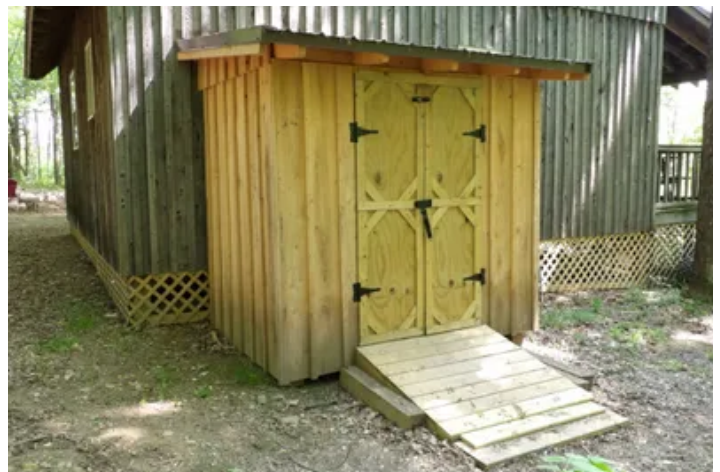
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**Price**

\$159,900

**Property Website**

<https://www.landleader.com/property/land-o-goshen-camp-chautauqua-new-york/52889>



### **PROPERTY DESCRIPTION**

This 20-acre parcel adjoins with and is part of a 60-acre property. It is within 1000 feet of the nearby NYS lands for additional, hunting, hiking and snowmobile trails and other recreation. The remaining 40 acres is listed separately. This site boasts a well constructed pier and beam style rustic cabin, stocked fishing pond and food plot area, all in a beautiful, off the road, wooded setting. 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's a 'Lovable Loo' composting toilet inside and a compost bin outside. Current owners carry in water from the outside hydrant. Truly Off Grid, yet close to the action. 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!



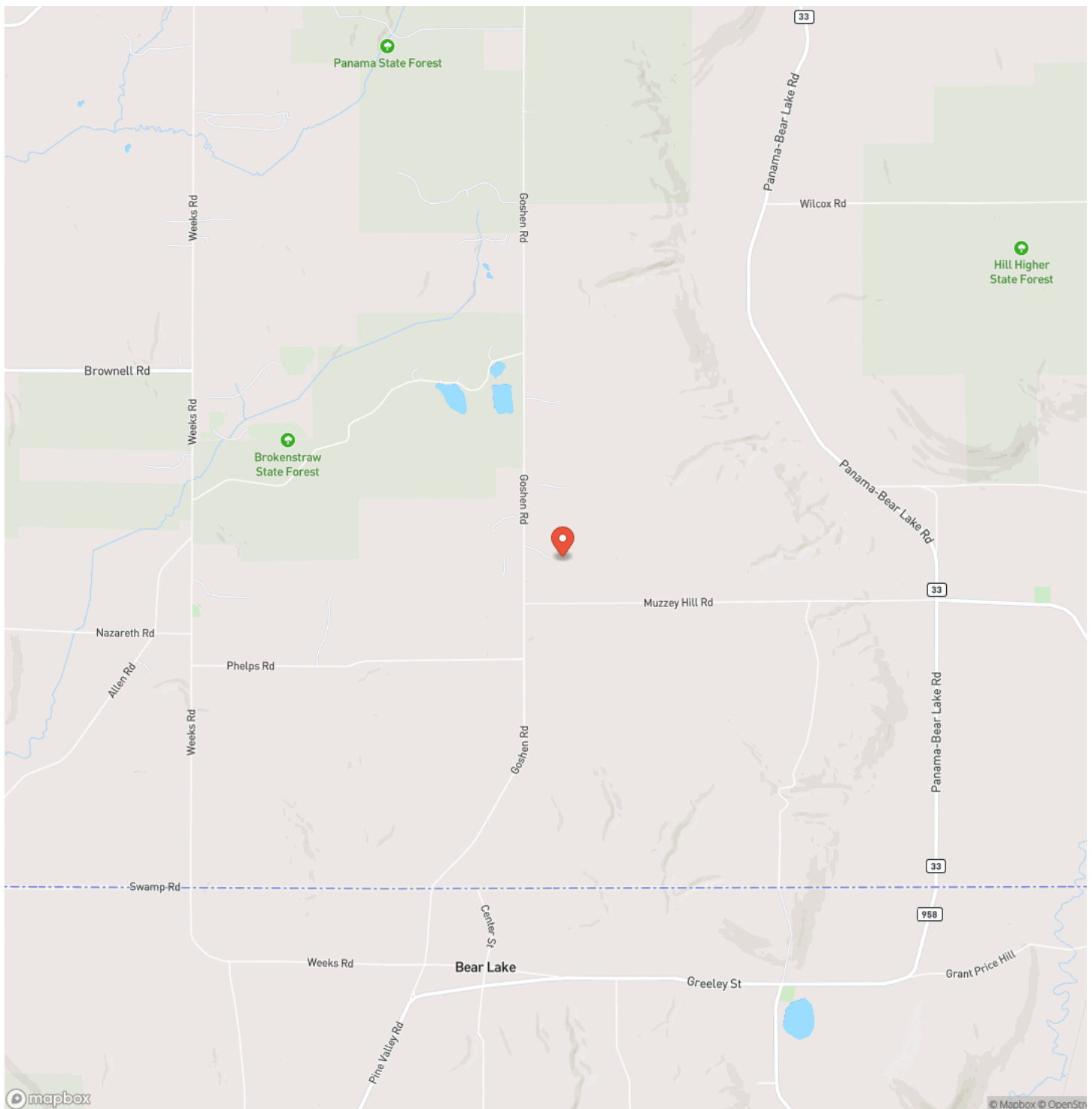
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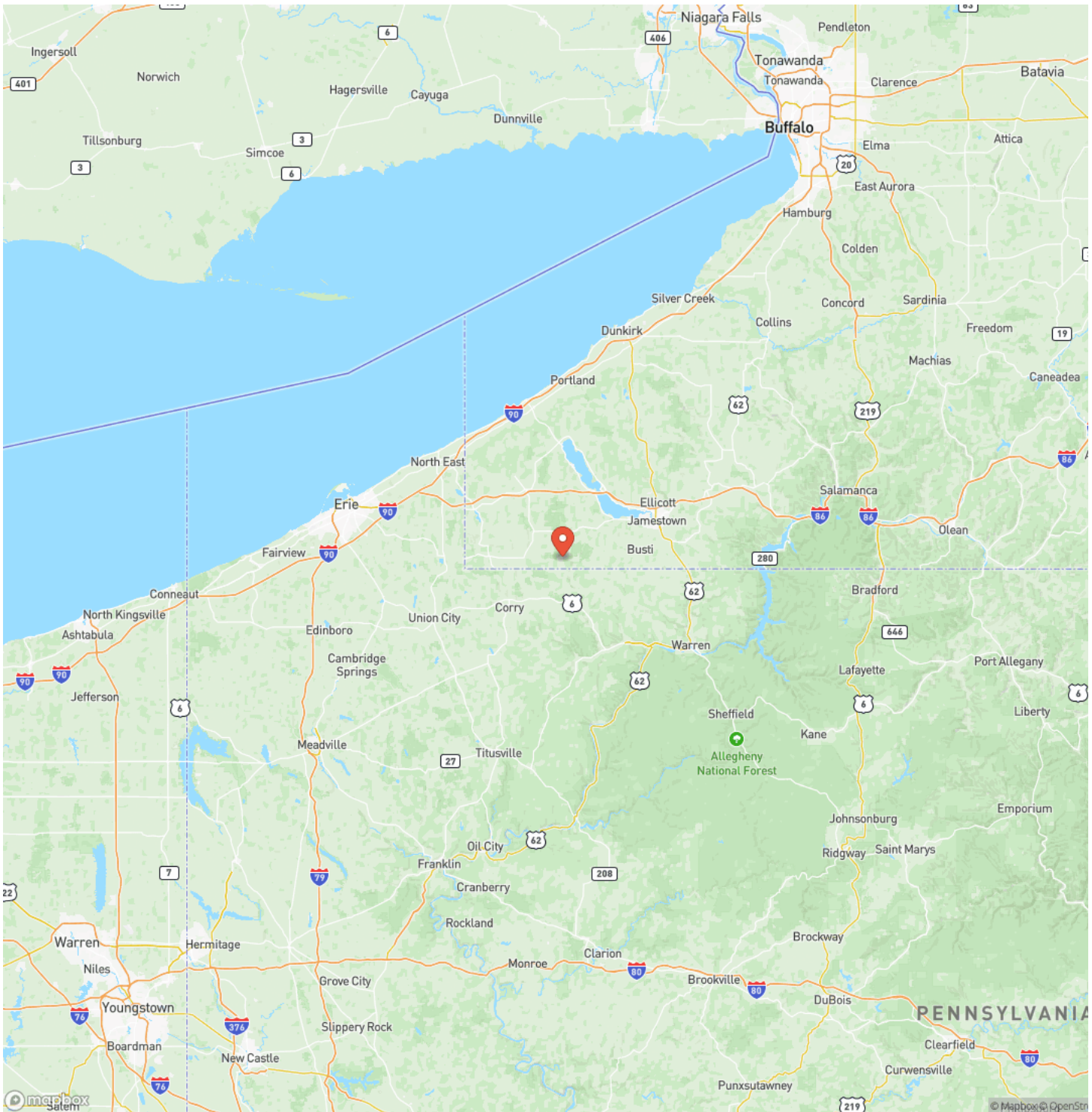


## Locator Map



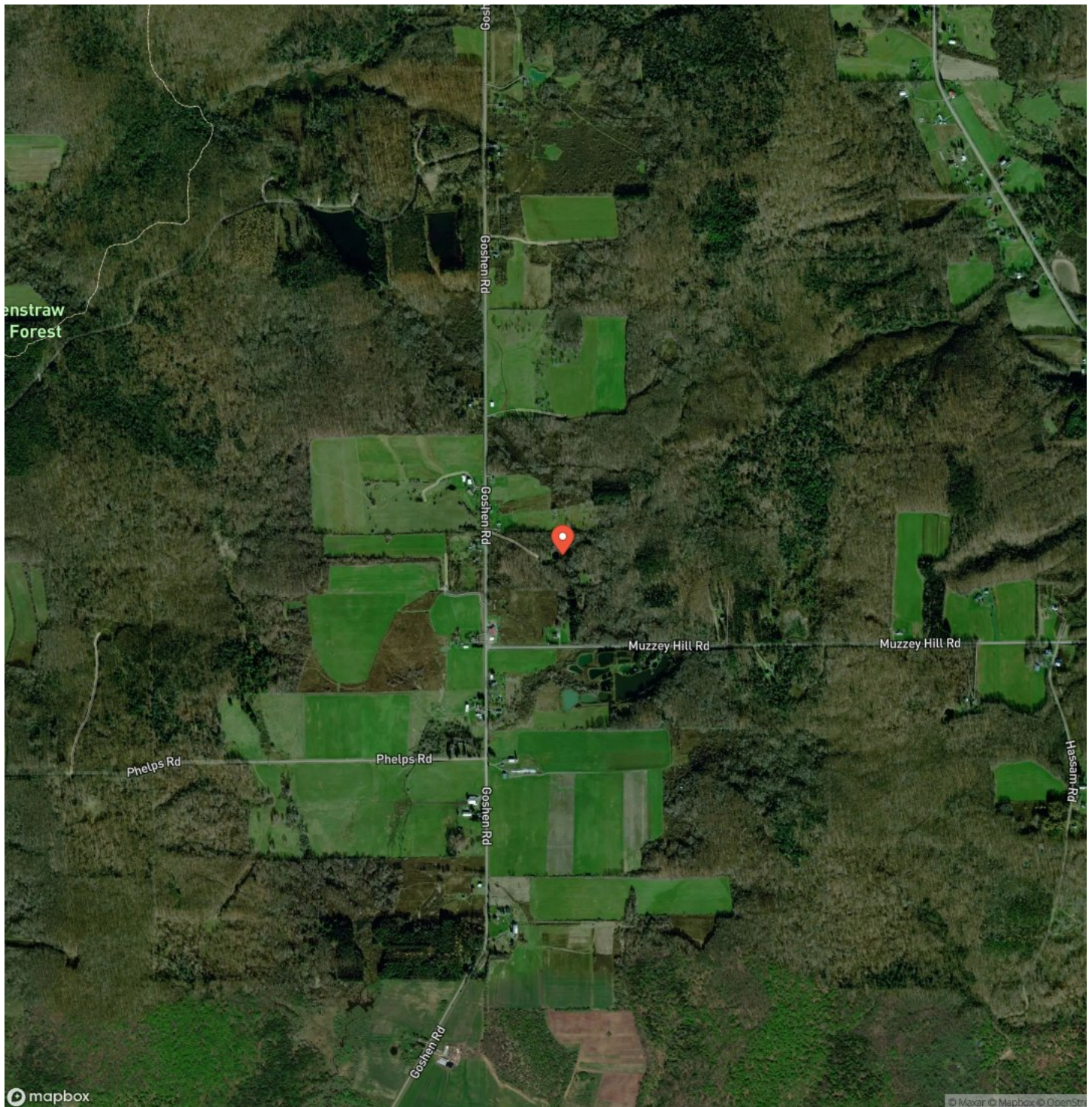


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John Owens

## Mobile

(716) 664-0750

## Email

jowens@timberlandrealty.net

**Address**

1562 Swede Road

## City / State / Zip

Ashville, NY 14710

## NOTES

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## **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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