

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

\$225,000
189.380± Acres
Chautauqua County



Woods & Wild Game
Jamestown, NY / Chautauqua County

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>



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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.

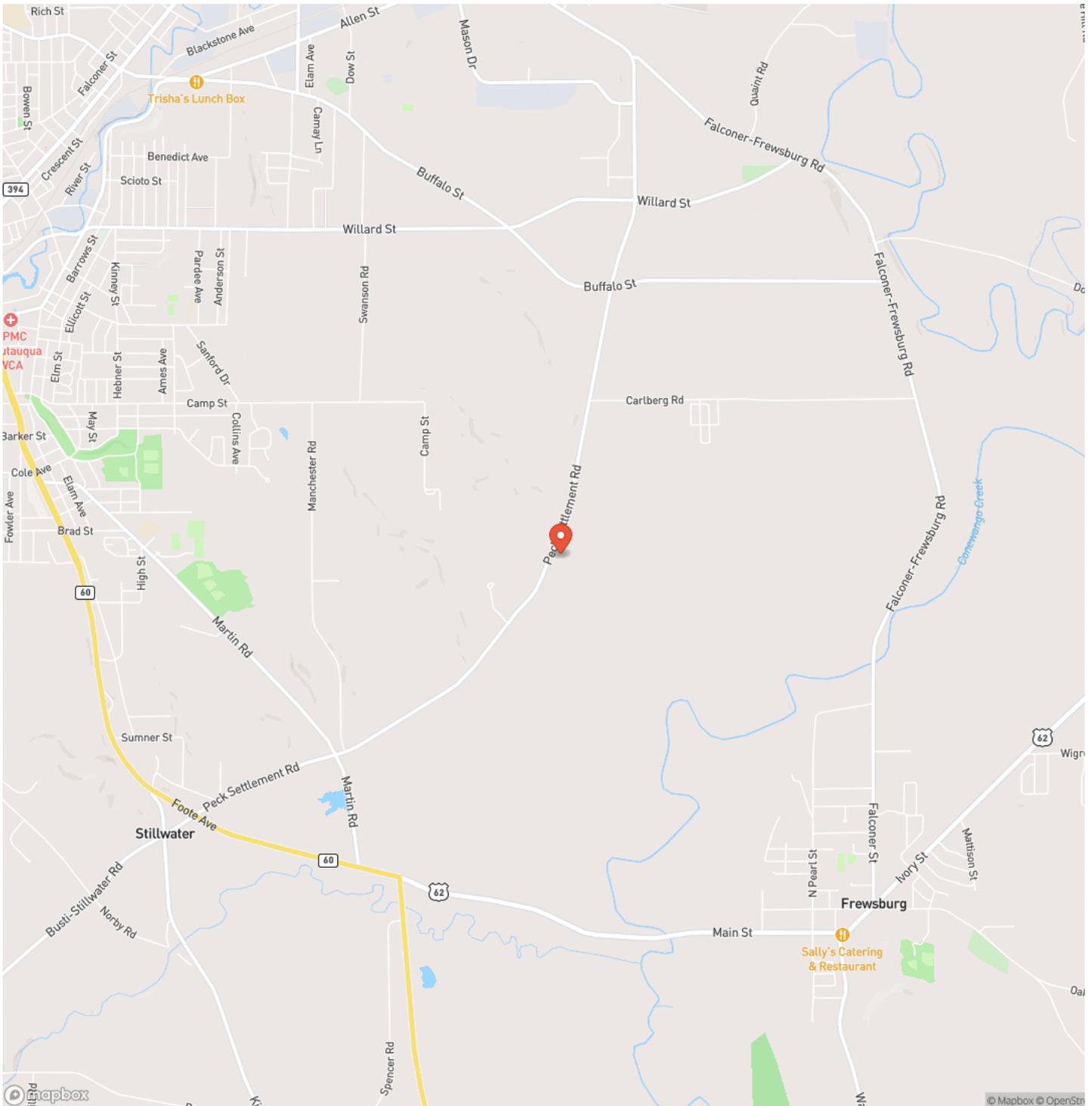
The property is ideally located just minutes from Jamestown, Falconer and Frewsburg as well as being close to Chautauqua Lake, the Ononville Marina on the Allegheny River and the nearby snowmobile trail system



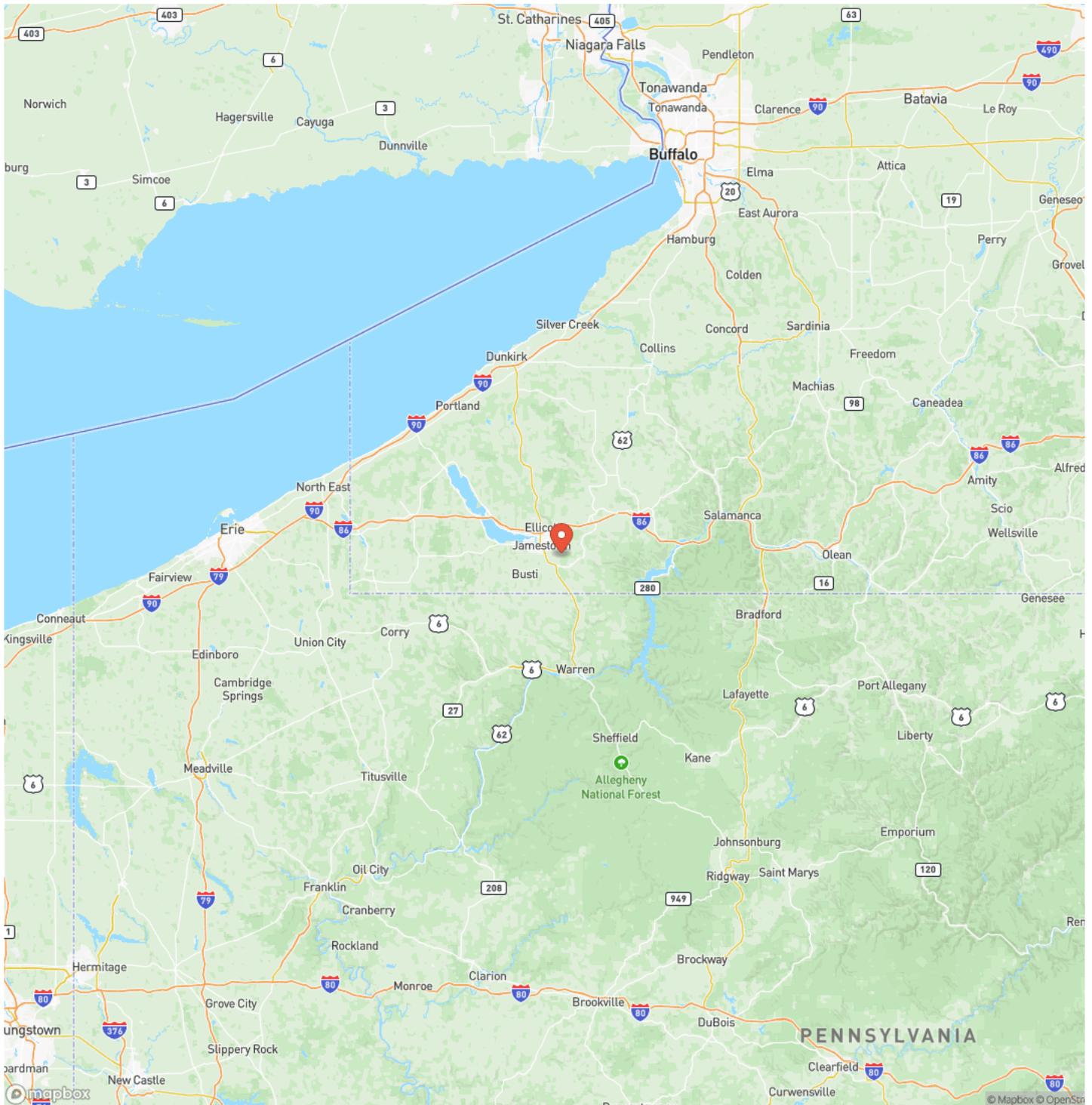
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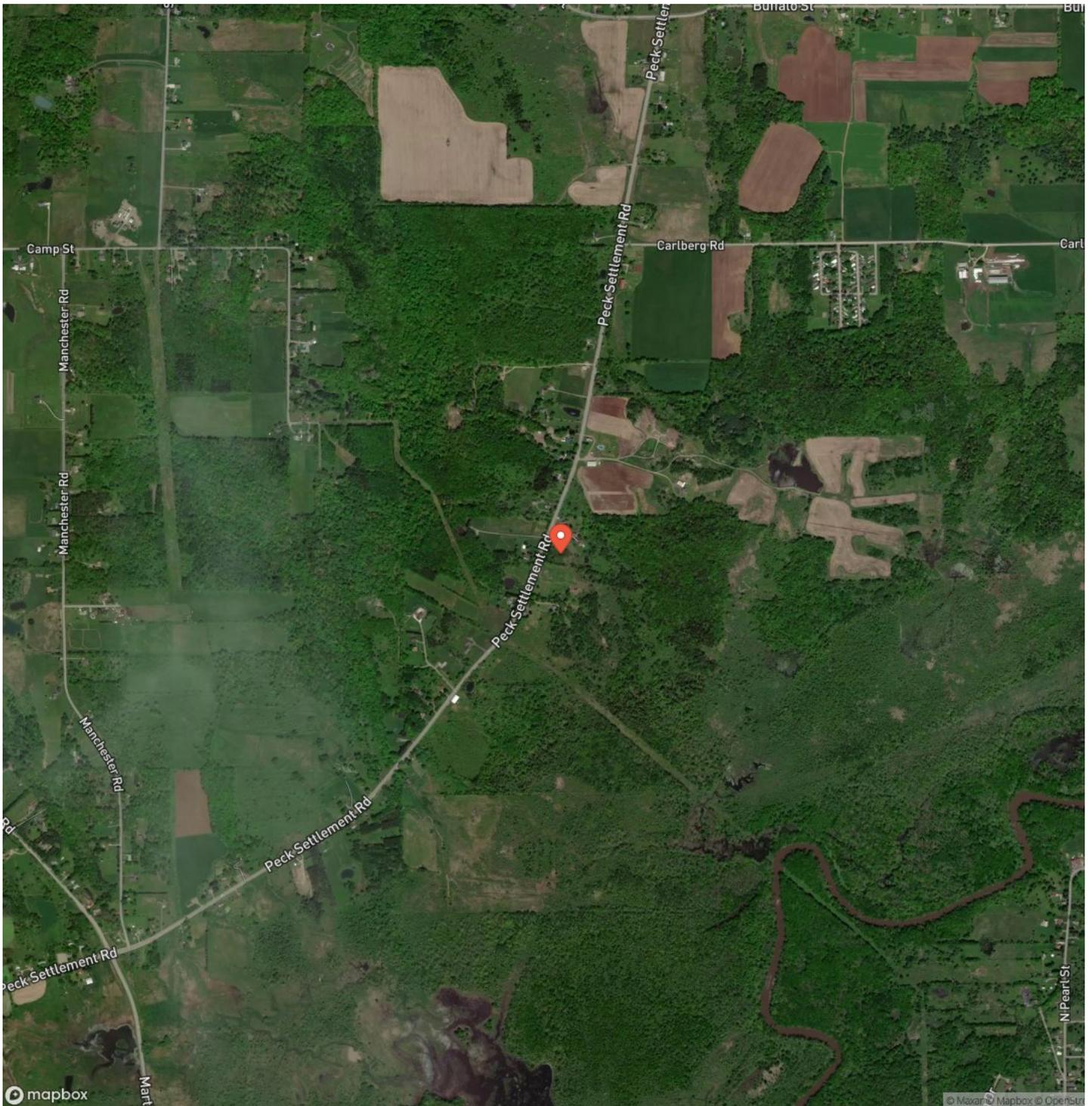
Locator Map



Locator Map



Satellite Map



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