

Green's Gambit
2119 Old Chautauqua Road
Gerry, NY 14740

\$195,000
124± Acres
Chautauqua County



SUMMARY

Address
2119 Old Chautauqua Road

City, State Zip
Gerry, NY 14740

County
Chautauqua County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
42.240200 / -79.197000

Acreage
124

Price
\$195,000

Property Website
<https://www.landleader.com/property/green-s-gambit-chautauqua-new-york/31620>



PROPERTY DESCRIPTION

New York vacant land with mix of open, woods and mixed habitat, trails, pond and stream for sale. This property is a hunter's and recreational enthusiast's dream. There is a great mix of habitat types from open field to brush and transition and from young woods to more mature forest that favors wildlife of all types creating an absolute mecca of diversity. There is tremendous access throughout the property on former gas well and logging roads, creating ideal paths for hiking, ATV'ing, hunting access and more. A natural gas pipeline crosses the property providing an additional trail to ride or hike on that also doubles as part of the area snowmobile trail system during winter.

The mix of open and brushy areas provide ideal cover and habitat for deer, turkey, grouse and a host of other game and non-game species alike. The listing agent has many years of direct experience hunting this property, particularly for deer, with great success. The brushy areas provide excellent bedding cover while the fields and young to mature woods provide plenty of forage and browse. Apple trees are found scattered along opening edges and clover on some of the field areas. Other openings are just waiting to be turned into high quality, secluded and protected food plots.

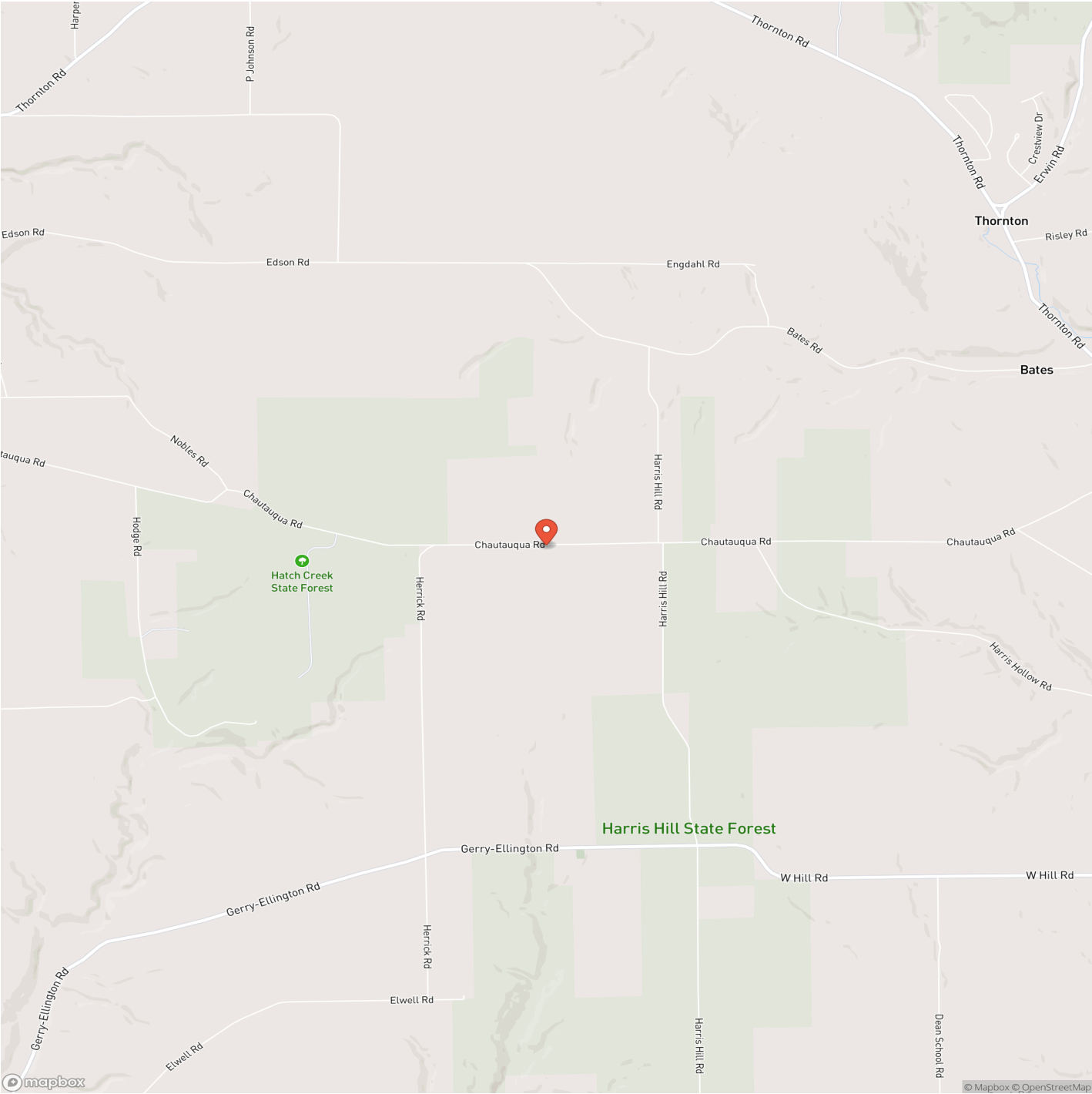
The forested areas have been managed for long-term timber production and the property was previously enrolled in the NYS Forest Tax Law 480-a program. It is no longer enrolled; however the new owner will have to continue to follow the current management plan for the next nine (9) years beginning in September 2022 after which the program requirements will be done. Excerpts from the management plan work schedule can be found on our website and a complete plan will be provided upon request. Most efforts have been toward forest stand improvement and it shows. The forest is in good health and the timber value is growing annually, making this a great timber investment property for the long-term while you spend your time enjoying the land.

There is a small pond on the property that is in need of work to reclaim the pond surface as nothing has been done here in a long time. Cattails have overrun the pond and could be excavated easily to reclaim and enhance the pond. There are numerous other sites on this property where other ponds could be built as well. All oil, gas and mineral rights transfer. The property did have active gas wells in the past and they have been removed and plugged by the gas company so there is no production on the property.

The property is located at 2119 Old Chautauqua Road and has approximately 700 feet of road frontage and electric is available at the road. The driveway is across from #2096 Old Chautauqua Road [↗](#).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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MORE INFO ONLINE:

TimberlandRealty.net

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