

**Camp Stonehaven**  
4670 Albright  
Ransomville, NY 14131

**\$695,000**  
66.900± Acres  
Niagara County



**Camp Stonehaven**  
**Ransomville, NY / Niagara County**

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**SUMMARY**

**Address**

4670 Albright

**City, State Zip**

Ransomville, NY 14131

**County**

Niagara County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland

**Latitude / Longitude**

43.187200 / -78.910300

**Acreage**

66.900

**Price**

\$695,000

**Property Website**

<https://www.landleader.com/property/camp-stonehaven-niagara-new-york/31613>





## **PROPERTY DESCRIPTION**

New York Boy Scout Camp with pond, hiking trails, house, leantos, shop and four cabins for sale. The property has approximately 350 feet of road frontage on Simmons (Albright) Road and 100 feet of frontage on Lower Mountain Road. The main entrance to the property is found at 4670 Simmons (Albright) Road at the end of the road. The entrance is gated and locked. This is unique opportunity to own a developed camping facility with a long history of campership. The camp has been actively used and maintained up to the time of listing.

This is a fairly rustic camping facility with just the right amount of development to be comfortable without being overdone. There are four (4) primary cabins, five (5) leantos, 15 tent camping sites, multiple latrines, rustic shower, Ranger's house and a shop with a small office and storage. The camp is on public water from the Town of Lewiston.

The primary access is a good gravel road that can be traversed easily on foot or by any vehicle. This provides direct access to all buildings and campsites on the property as well as to the 5 acre (approximate) quarry pond. The pond is used primarily for fishing and canoeing/kayaking and not for swimming.

The Ranger's house is a simple approximately 1,200 sf ranch style, 3 bedroom, 1 bath home on a slab foundation. It has full utilities and is heated with propane. The Ranger's office and shop is a 1,920 sf steel girder I-beam framework with metal sides and roof along with a concrete floor throughout. It has a 200 amp service, water and propane for heat. It is a tall structure with a walk-up staircase inside providing abundant storage.

The primary cabin structures are Leader's Lodge, Cabin 1, Cabin 2 and Niagara. Leader's Lodge is a 1,255 sf wood frame structure on piers with a wood exterior, tongue & groove paneling on the interior, plywood ceiling and hardwood floors. There is a hand-laid stone fireplace with a woodburning insert and a kitchen with 2 propane stoves and a refrigerator. The building is powered by a 100 amp service. Cabin 1 and Cabin 2 are identical 1,016 sf wood frame board and batten sided structures on piers and both with 100 amp service. Cabin 1 has a lovely 10 foot wide covered wrap-around deck while Cabin 2 has no deck. There is a free-standing woodstove in Cabin 1 and a hand-laid stone fireplace in Cabin 2 that is not in use in favor of a woodburning stove. There is both an electric and propane stove in Cabin 1 and electric only in Cabin 2. Niagara is a 1,392 sf wood frame board and batten structure on a concrete slab. It has a woodburning stove for heat and a propane stove for cooking and electric throughout the building.

Other structures include the Troop 107 lean-to, Stone lean-to and Sullivan Village. Sullivan Village consists of a 24'x24' picnic pavilion and three (3) lean-to's (Ganosote, Tuscarora and Ho De No Sau Nee) all of which are of identical construction and are the newest construction on the property. There is also a small rustic shower building with two (2) shower stalls and multiple latrines with wash stations throughout the property. Water is available throughout the property as well.

The property has a mix of hardwoods and a significant timber value. A timber inventory conducted by FORECON, Inc. in February, 2021 shows the current timber volume here estimated at 254,271 boardfeet, Doyle log rule. The forest is dominated by hard maple, hickory, red oak and other hardwoods along with black walnut, white oak cherry and more. Timber will be sold intact and no harvests are planned. The forest has been professionally managed for decades, creating the best quality timber possible across this ownership.

This is a rare opportunity to own a fully functional rustic camping facility that is adjacent to other public land creating an abundance of recreational opportunities both on and off the property. The property is being sold "as-is" and all oil, gas, mineral and timber rights will transfer.

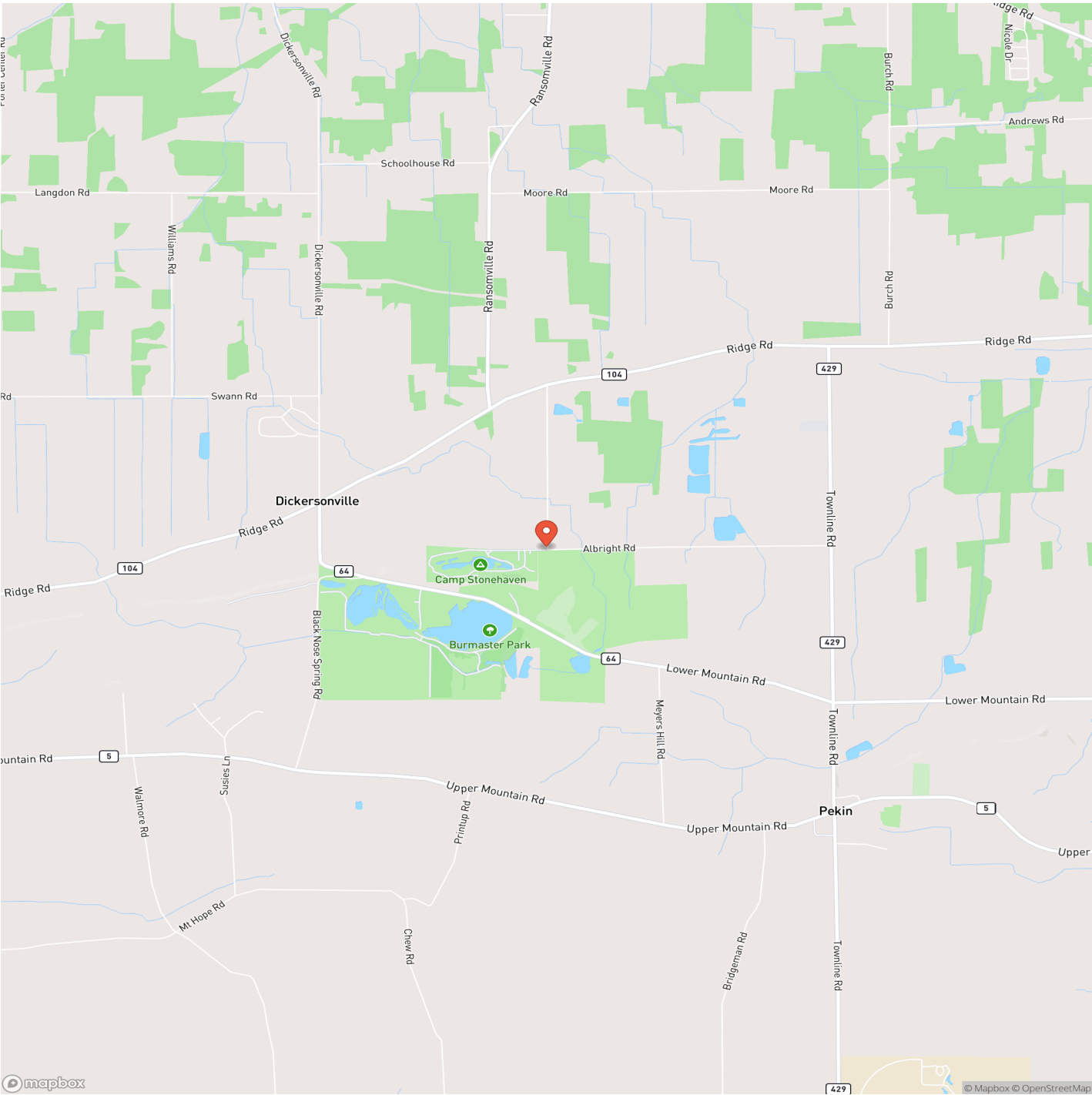
Showings only to qualified buyers with proof of qualification prior to any showing.

Camp Stonehaven  
Ransomville, NY / Niagara County





# Locator Map



## Locator Map





## Satellite Map



**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

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**NOTES**

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# NOTES

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**MORE INFO ONLINE:**

**TimberlandRealty.net**

## **DISCLAIMERS**

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1890 E Main St  
Falconer, NY 14733  
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