

**Camp Dittmer**  
2212 Toll Road  
Phelps, NY 14532

**\$3,700,000**  
317.037± Acres  
Ontario County



**Camp Dittmer**  
**Phelps, NY / Ontario County**

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**SUMMARY**

**Address**

2212 Toll Road

**City, State Zip**

Phelps, NY 14532

**County**

Ontario County

**Type**

Recreational Land, Hunting Land, Lakefront, Residential Property,  
Business Opportunity

**Latitude / Longitude**

42.9249 / -77.0865

**Taxes (Annually)**

85557

**Dwelling Square Feet**

24316

**Acreage**

317.037

**Price**

\$3,700,000

**Property Website**

<https://www.landleader.com/property/camp-dittmer-ontario-new-york/41801>



## **PROPERTY DESCRIPTION**

Timberland Realty is pleased to represent the Western New York Scout Council, Inc. in the sale of approximately 317.037 acres known as "Camp Dittmer", a former Boy Scout Camp they own in the Town of Phelps, Ontario County, New York. The property is located on Toll Road and has approximately 4,034 feet of frontage. The main entrance is found at 2212 Toll Road.

This is a fantastic opportunity to own an organized camp facility with a wholly-owned 110 acre lake and a strong history of campership. The camp has been actively used and maintained up to the time of listing. The excellent internal gravel road system is traversable by any vehicle. As the road winds through the property, you are immediately immersed in the feeling of being "away from it all" with just the right amount of creature comforts to create a truly enjoyable outdoor experience. The lake provides the perfect setting for total relaxation with access to most parts of the lake from the various roads and trails on the property. There are multiple buildings on the property ready for use. The Camp Office is a 1,242 sf wood-framed structure that has water, electric and two half baths. There is also a 30 amp camper hook up here with electric only.

The Health Lodge is a 1,480 sf wood frame structure with several rooms inside, a small kitchen and full bathroom along with the washer/dryer room.

The Trading Post is a wood-framed 656 sf structure on the first floor and 500 sf on the second. The building has electric, water and propane along with a half bath outside and a handicapped accessible full bath with shower.

The Dining Hall is a 5,656 sf wood frame building, with a full commercial kitchen, cooler/freezer and a large dining area with a wood burn fireplace. There is a half bath and the kitchen uses propane for most appliances. A full length covered porch compliments the building. has a total capacity of 275 users at any one time.

Other primary buildings include: Brownsea, a 408 sf "Activities" building with electric only and overlooks the lake; Nature Building is a 1,200 sf building with electric and water available outside the building; Family Camp which consists of four nearly identical 448 sf cabins with electric, water and full baths; Staff Camp consisting of 3 lean-tos; Three additional cabins: Pia Haus, Shelp and Rotary, all with electric and woodstove.

The camp has two (2) shower houses on the property. The newest was built in 2007 with 9 shower rooms, two restrooms with one each being handicapped accessible. The second showerhouse has 2 youth shower rooms, 3 private showers and a restroom.

In addition to the cabins and lean-tos, the camp has 10 tent camping areas complete with tent platforms, a wash basin, latrine, fire pit and storage building at each site: Axoquenian, Kaluira, Wilderness A & B, Tuscarora, Onondaga A & B, Oneida, Mohawk, Eagle, Delaware and Rotary. Camp capacity is around 450 users currently.

One of the key features of this property is Remick Lake. It is approximately 110 acres in size and about 19 feet deep. It is wholly owned within the property. All permits for the dam are current and in good standing with the State. It is a beautiful water body with a swimming area, a waterfront building with a lifeguard station and storage, and serves as a great area for canoeing/kayaking and fishing. Common fish species are northern pike, bass, crappie and bluegill to name a few. There are also multiple streams that flow into or out from the lake, adding additional water features here.

Besides the lake, the other capstone to this property is the beautiful Chapel where the seating has a spectacular view of the lake. Take in the spectacular sunsets from this location during evening worship services and soak in the tranquility at all other times.

The facility is also set up for shooting sports. The shotgun & trap range has a 16'x32' building that is only 4-5 years old with 3 shooting stations. There is a separate rifle range area near the Chapel with 7 shooting stations and an open archery range next to that.

The property also has a developed COPES course for those seeking the higher adventure challenges complete with a climbing tower. There is a small storage building here as well as a latrine and water.

The property is a mix of hardwoods and softwoods throughout and has had timber harvesting in the past to remove much of the infected white ash and general thinning in the pines to bring on more of the natural hardwoods. Multiple hiking trails cross through the wooded portions of the property taking in the vast array of upland and water features alike.

This is a fantastic opportunity to own a functional camping facility with a private lake in Western New York only minutes from I-90! The property is being sold "as-is" and all oil, gas, mineral and timber rights will transfer.

The camp currently uses municipal water through a friendly agreement with a neighbor. There is no right of way for this water supply. The neighbor has indicated it may be possible to continue with another non-profit. He presently may not entertain allowing a for-profit operation to continue to use the municipal supply that crosses his property. As such, the new owner may have to install their own water wells and tap into the current system.

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



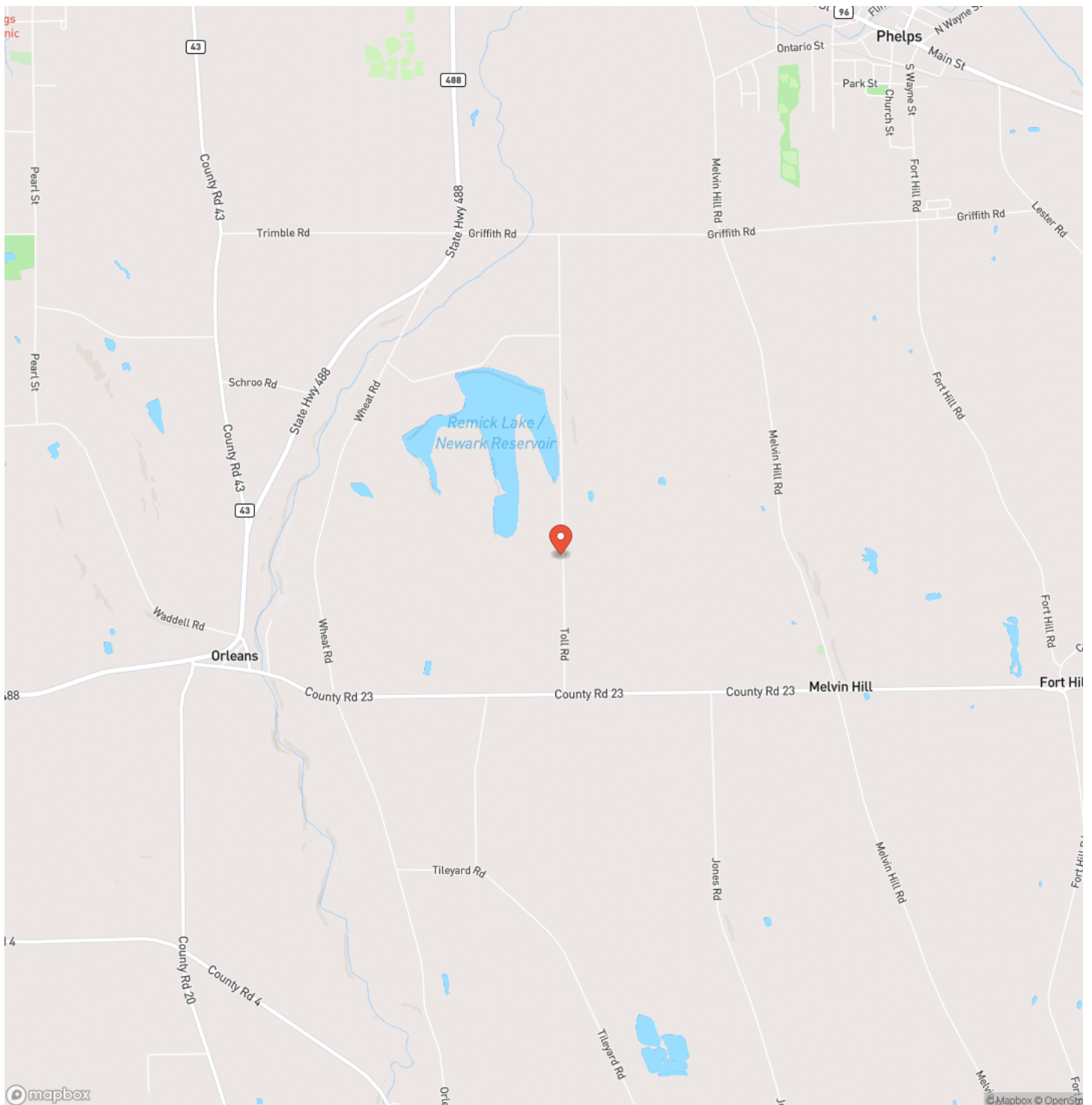


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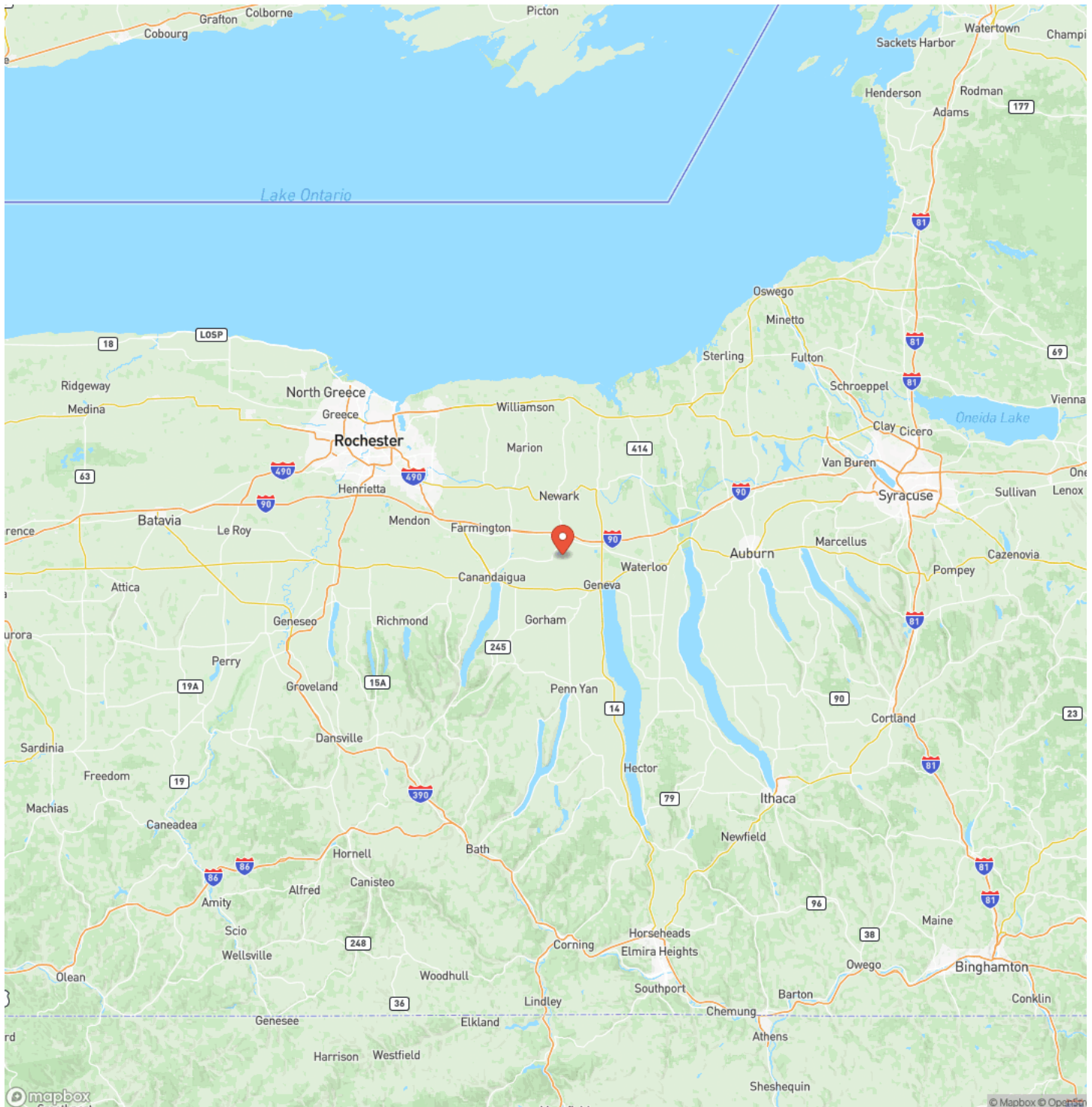
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## Locator Map



## 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

## NOTES

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## **DISCLAIMERS**

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