

**Camp Loreeden**  
3295 Gerry Levant Road  
Falconer, NY 14733

**\$425,000**  
94.200± Acres  
Chautauqua County



**MORE INFO ONLINE:**  
**[TimberlandRealty.net](http://TimberlandRealty.net)**

**Camp Loreeden**  
**Falconer, NY / Chautauqua County**

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**SUMMARY**

**Address**

3295 Gerry Levant Road

**City, State Zip**

Falconer, NY 14733

**County**

Chautauqua County

**Type**

Recreational Land, Hunting Land, Timberland, Residential Property, Single Family

**Latitude / Longitude**

42.142445 / -79.190137

**Taxes (Annually)**

5265

**Dwelling Square Feet**

2400

**Acreage**

94.200

**Price**

\$425,000

**Property Website**

<https://www.landleader.com/property/camp-loreeden-chautauqua-new-york/50306>



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**PROPERTY DESCRIPTION**

This fantastic recreational property consists of a combination of wooded and open land, food plots for deer and turkey, miles of hiking and ATV trails, 1.25 miles of direct frontage on Cassadaga Creek and a newer 2,400 sq. ft. camp/house with 5 bedrooms and 2 full baths. A two-bay garage and ¼ acre pond complete this exquisite property.

The move-in ready camp/house was built in 2017-18 and has over 2,000 sf of living space inside. There are 5 rooms set up as bedrooms and 2 full baths, both with shower stalls. The camp/house has a 200 amp electric service, water well and County approved septic system. The foundation/floor is a radiant heat concrete slab. Natural gas is supplied to the range/stove as well as the hot water and radiant heating system. It has blown-in insulation throughout making it plenty warm and cozy on the coldest days. The camp comes complete with all furniture and appliances except the custom built dining room table and chairs. The deck off the kitchen overlooks a nice ¼ acre pond stocked with bass.

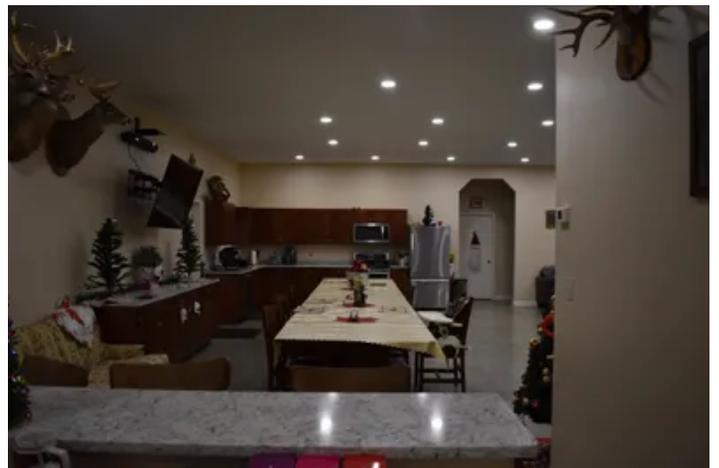
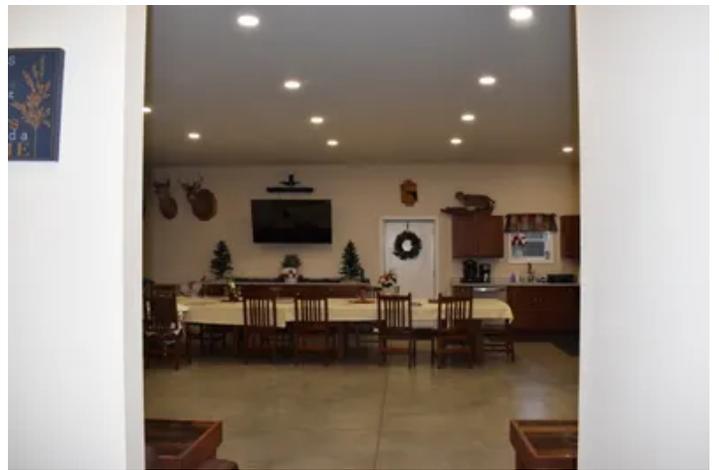
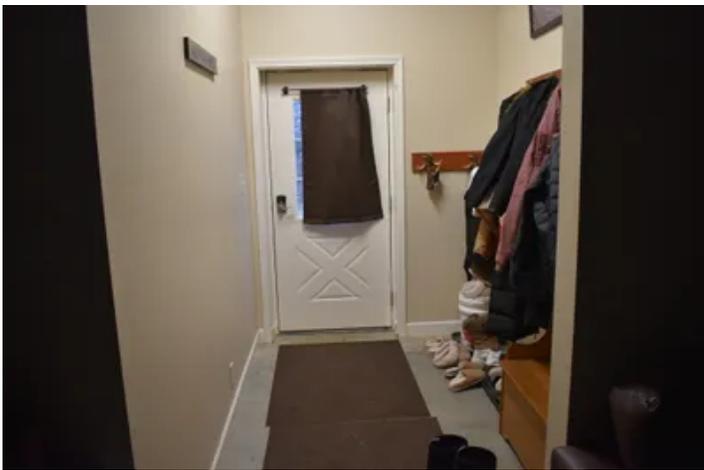
The garage is a 24 x 40 structure with 2 overhead doors. It has electric along with a gravel floor. It is currently used for storage and maintenance of the equipment and ATV's, tools, etc. The New Holland tractor and brush hog may be purchased separately if desired. None of the other tools or equipment are included.

The property consists of about 2-3 acres in open areas that have been converted mostly into food plots for deer and turkey. Elevated box blinds/stands can be found in some of the best locations and many quality bucks have been taken here. The balance of the acreage is in forest in various stages and some brushy habitat areas. The forest consists of maple, cherry, ash, oak, hickory, beech, hemlock, swamp white oak and more. There is some timber value here now that will only increase over time. No harvesting has been done here since a very small harvest was completed in 2013. A portion of the property is mapped by NYS DEC as Wetlands meaning that there is a high water table at certain times of year, particularly in Spring. It is generally high and dry ground most of the year and you can access the majority of property on foot or ATV on the trails.

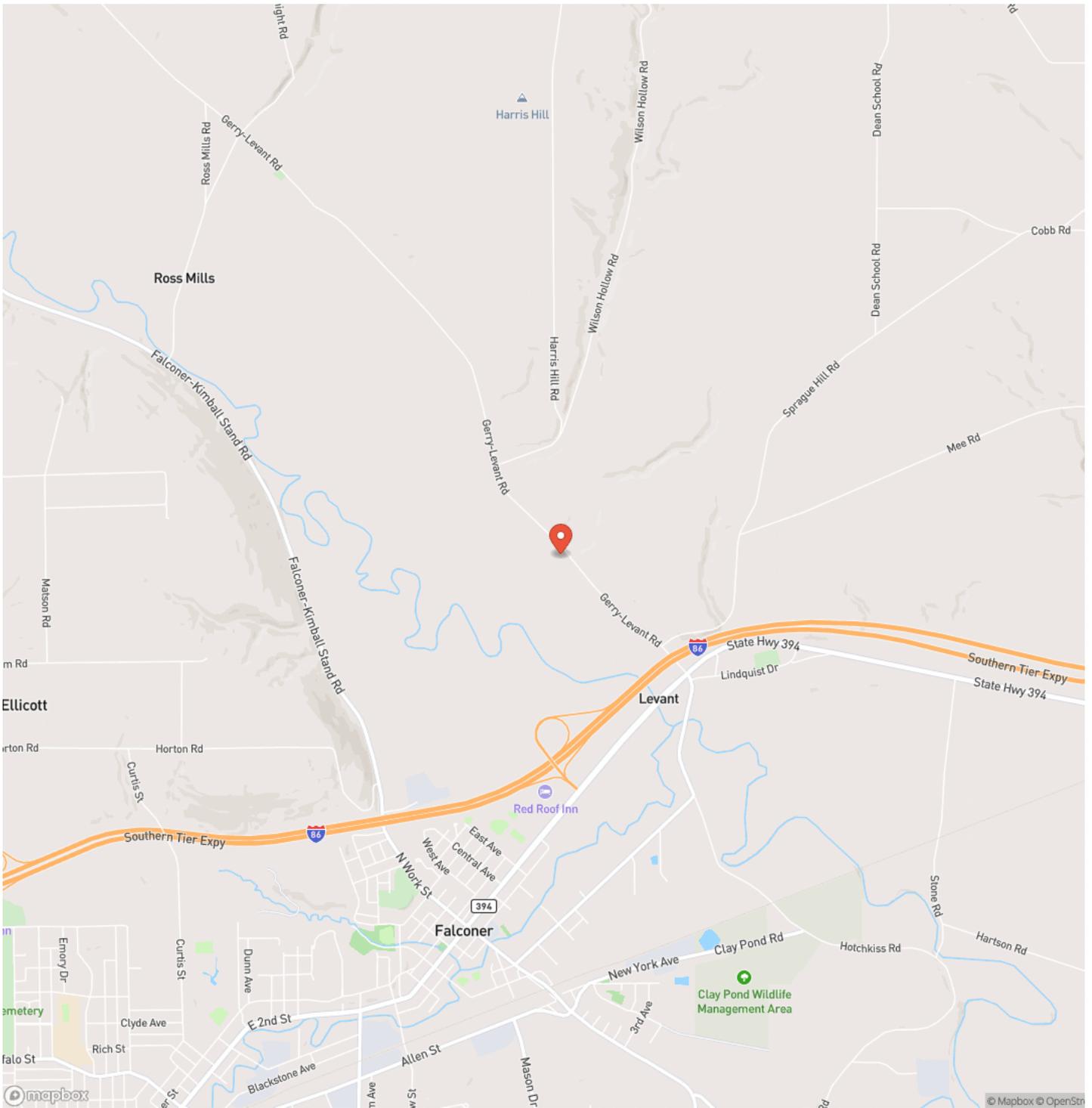
The other significant feature to this property is the nearly 1.25 miles of frontage on Cassadaga Creek. This is a fishing and canoe/kayak stream course which is also on what is known as the Cassadaga and Conewango Waterway Trail System as an interconnected canoe and kayak trail. Ducks and geese use this waterway so it doubles as a great place for waterfowl hunting in the Fall. Fishing is excellent for bass, northern pike, muskellunge, brown trout and panfish.

The property is found just off the Falconer Exit of I-86, so it is close to everything and easily accessible at all times of the year. The tract is only minutes from Chautauqua Lake, Chautauqua Institution, Amish Country, Wine Country, Ski areas at Holiday Valley and Peek-N-Peak are both 30 minutes away, it is close to the Snowmobile Trail System, and much more.

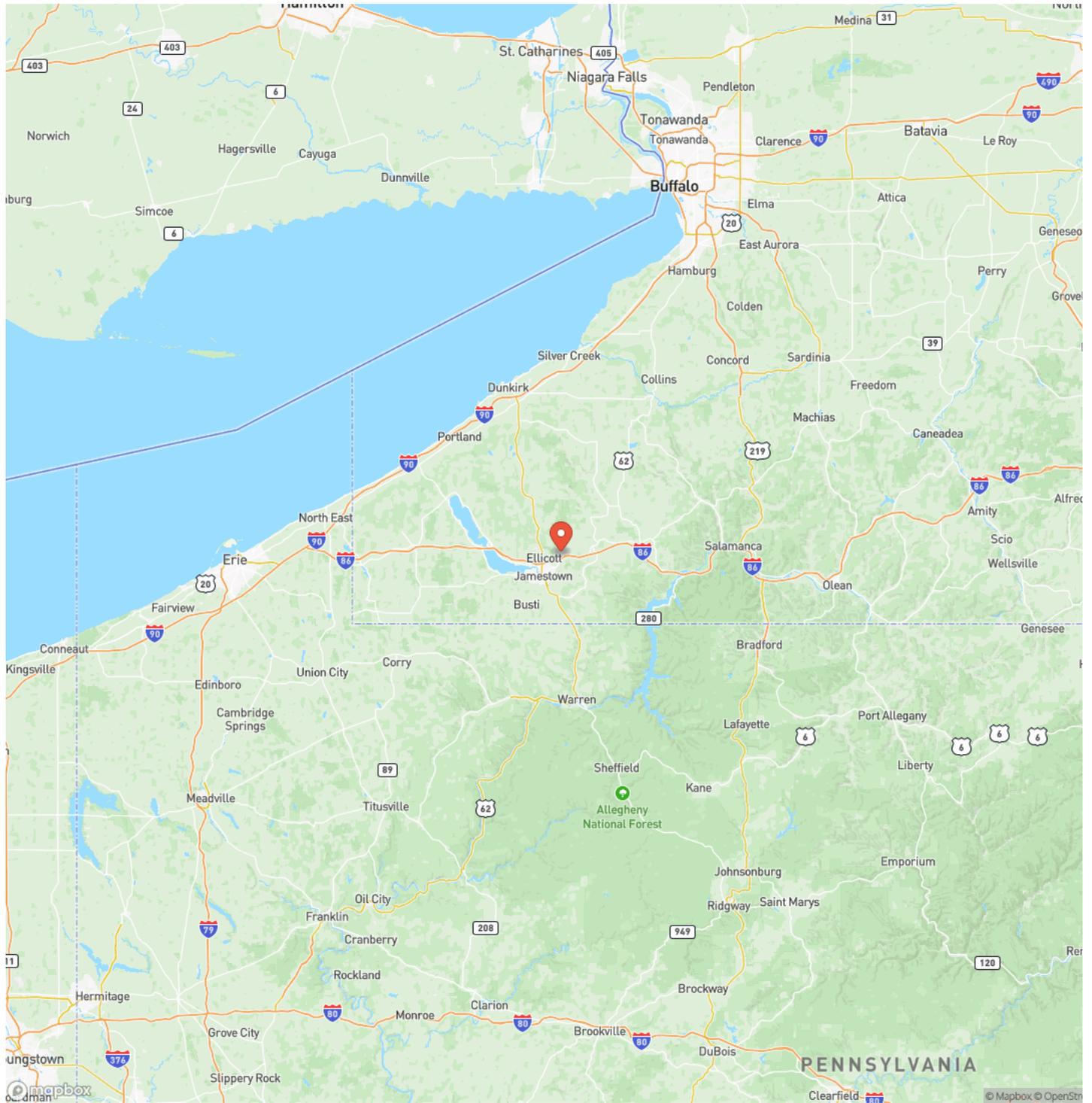
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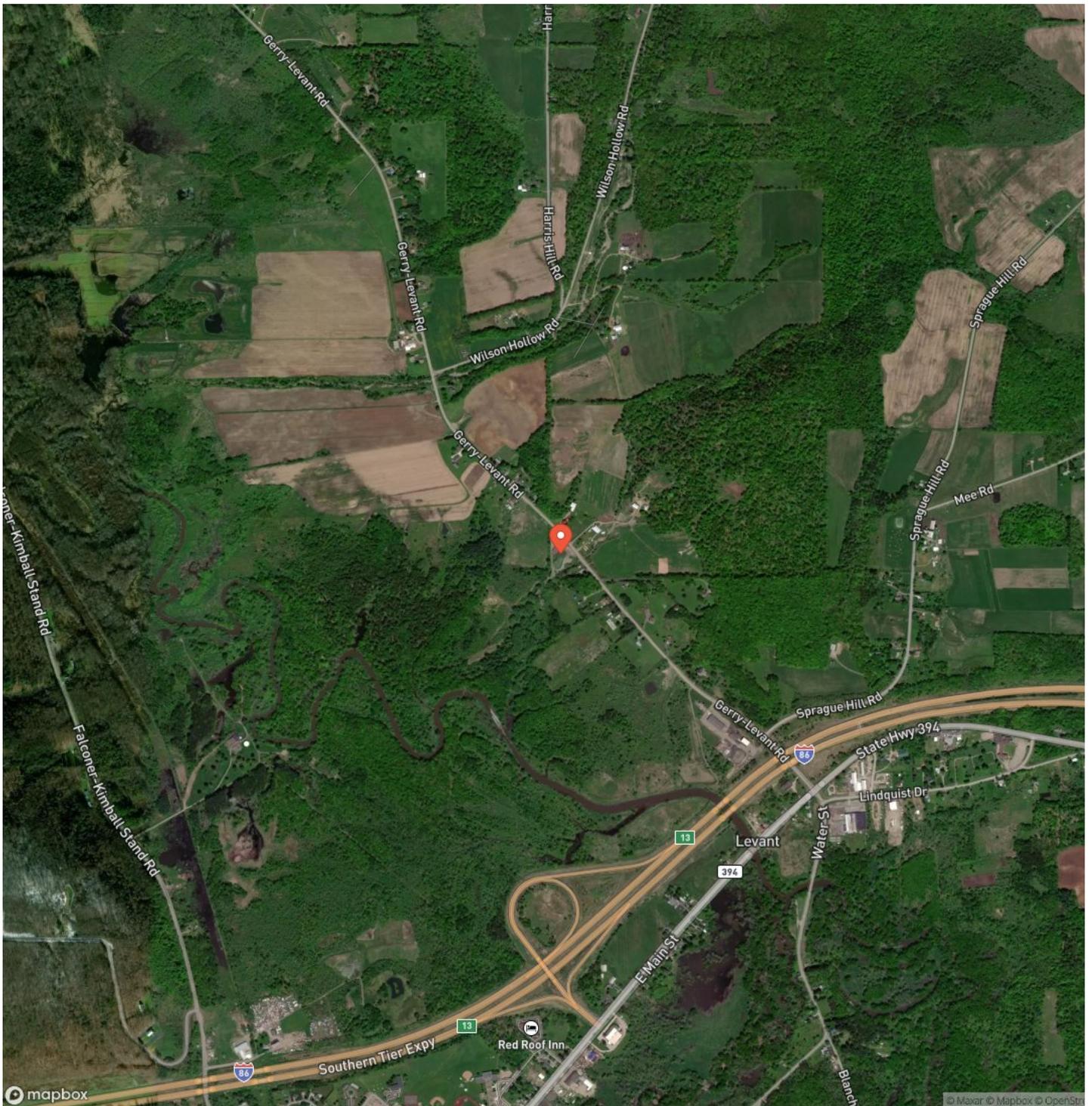
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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