

Bear Lake Bonanza
Route 380
Stockton, NY 14784

\$975,000
311± Acres
Chautauqua County



MORE INFO ONLINE:
TimberlandRealty.net

Bear Lake Bonanza
Stockton, NY / Chautauqua County

SUMMARY

Address

Route 380

City, State Zip

Stockton, NY 14784

County

Chautauqua County

Type

Undeveloped Land, Timberland, Recreational Land, Lakefront

Latitude / Longitude

42.3367 / -79.3948

Taxes (Annually)

9467

Acreage

311

Price

\$975,000

Property Website

<https://www.landleader.com/property/bear-lake-bonanza-chautauqua-new-york/40057>



PROPERTY DESCRIPTION

This is a unique opportunity to own your own personal paradise on this almost entirely forested property with more than 3/4 miles of direct lake front on Bear Lake!

The lake front is directly accessible by a gravel road in excellent condition from the gate near the road front to the lake. Long ago this was a former YMCA camp area and some of the old infrastructure can be seen near the lake shore area. There is an excellent view of the lake from here and numerous areas that are easy to walk down to the shore to cast a line, swim or launch a canoe, kayak or dock a boat. The DEC maintains a State boat launch on the opposite shore in the community of Bear Lake. The lake is about 116 acres in size, 35 feet deep with an average of 10 feet of depth. Fishing is excellent for largemouth & smallmouth bass, northern pike, muskellunge, walleye and a wide assortment of panfish. A cleared area by the lake makes a great place to set up camp, a picnic area and more.

There is about 174 acres in upland forest comprised of hard maple, soft maple, cherry, ash, beech, hemlock and other hardwoods. This is a nice young timber stand with solid value now that will continue to be a good long-term timber investment. The balance is wooded in varying stages and is mapped as wetland. Much of the wetland areas can easily be traversed for deer hunting while others have pockets of open water that add to the quality duck hunting found here. A stream flows through the property to the lake as well. A network of internal trails provide additional accessibility throughout the upland areas for hunting, hiking and ATV'ing.

There is abundant deer sign throughout and the property is currently leased for hunting. That can be canceled or continued by the new owner. A small opening near the gas well would make an excellent food plot location.

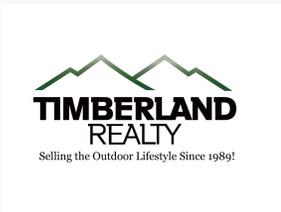
Duck hunting along the shoreline and within the pocket water in the wooded areas is also excellent here along with the goose hunting. There is a former duck blind on the shore that needs work but is in a great location.

All timber rights transfer. The oil, gas and mineral rights are reserved by the Seller. The Seller will provide a surface non-disruption clause so no future leasing can disturb the surface of the property.

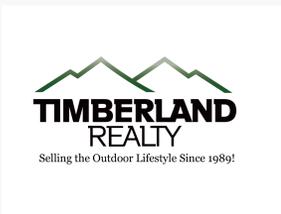
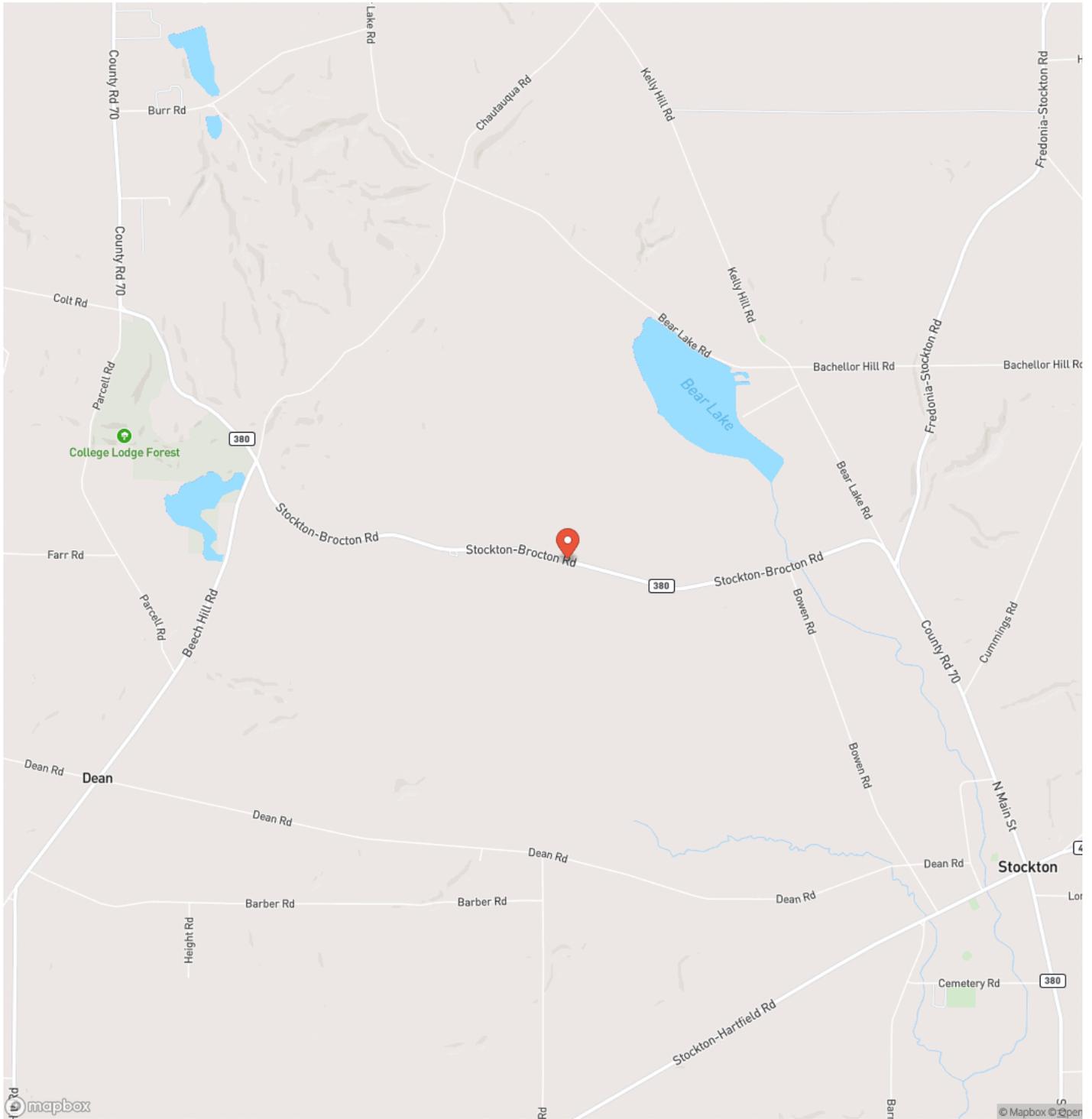
The property has 1,568 feet of road frontage on County Route 380. Electric is available at road.

The property is only minutes from Wine Country, Cassadaga Lake and Lake Erie and its tributaries for some of the best fishing for walleye, smallmouth bass, lake trout, steelhead, perch and much more! Snowmobile Trail C4B follows RT 380 here too for excellent access to the trail system!

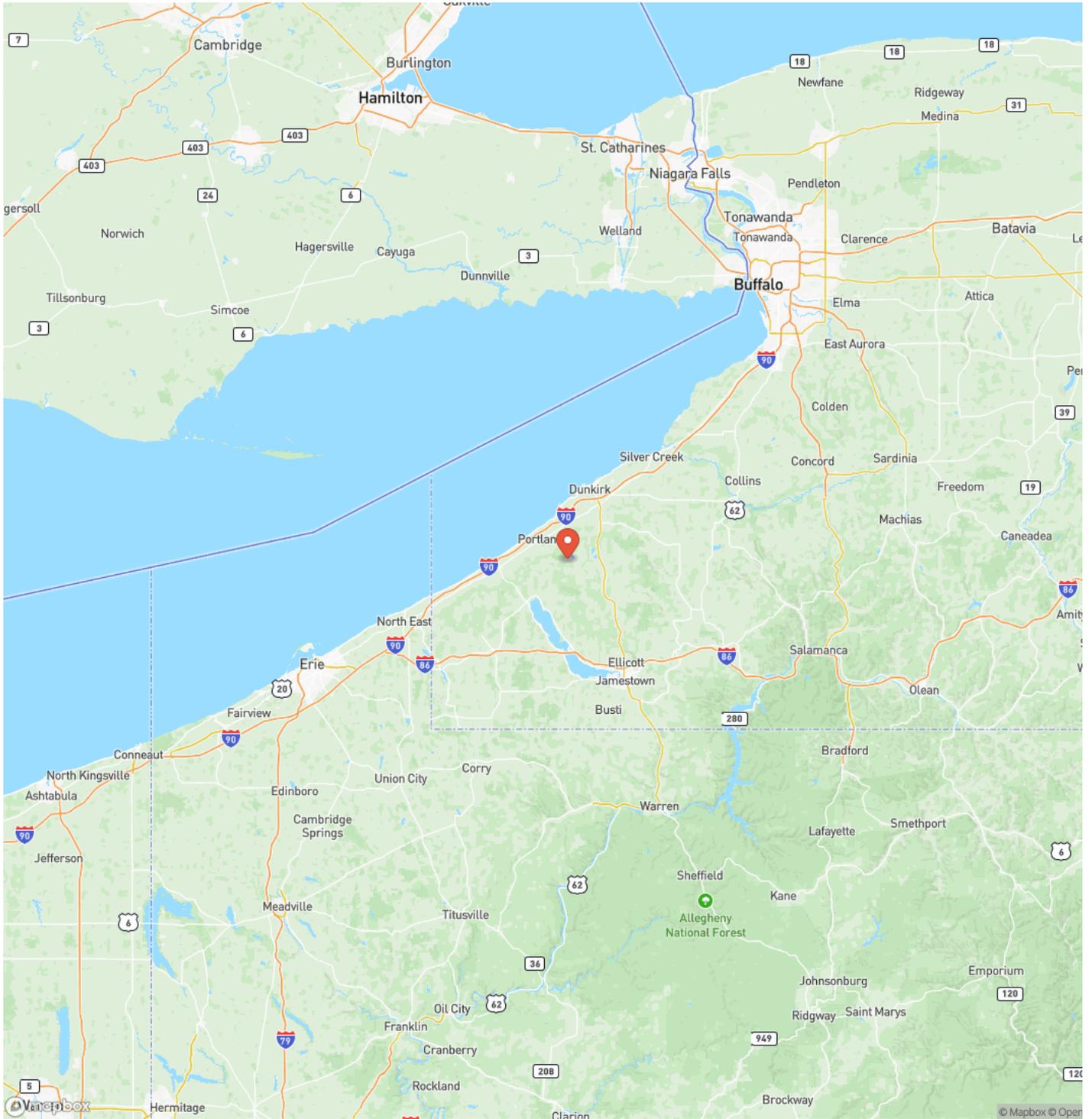
Bear Lake Bonanza
Stockton, NY / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES



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