

**Priebe Trust Acres**  
**Fredonia Stockton Road**  
**Fredonia, NY 14063**

**\$139,900**  
**43± Acres**  
**Chautauqua County**





**Priebe Trust Acres**  
**Fredonia, NY / Chautauqua County**

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**SUMMARY**

**Address**

Fredonia Stockton Road

**City, State Zip**

Fredonia, NY 14063

**County**

Chautauqua County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

42.4001 / -79.3189

**Taxes (Annually)**

1483

**Acreage**

43

**Price**

\$139,900

**Property Website**

<https://www.landleader.com/property/priebe-trust-acres-chautauqua-new-york/42985>



### **PROPERTY DESCRIPTION**

The property is almost completely forested with a mix of red oak, soft maple, hard maple, hickory, white ash, beech, hemlock and other species. The mix of hardwoods is providing feed for deer and turkey and deer sign is abundant throughout the property.

There is a small headwater drainage toward the back of the property that has a small beaver dam on it that has created a small, shallow pond extending from the eastern forested area westerly across the powerline that transects the property. This small and shallow pond has abundant feed for ducks that will likely make brief stops here during the migratory seasons adding another possible hunting or viewing opportunity here.

There is abundant road front where a new home or camp could be built. The former history of the property had grapes and other agricultural products grown on the west side of the property near the road front area. That area had been taken over by transitional species of aspen and white ash. Most of the ash has succumbed to the Emerald Ash Borer and new growth of other hardwoods is now filling in from below. It is a bit more "brushy" in this area right now but could easily be cleared or left for the new forest to grow. It is creating excellent wildlife habitat at this time.

There is a nice stand of timber growing on the south and east sides of the property that will produce some revenue in the future.

The property also directly adjoins the Village of Fredonia watershed/reservoir property providing additional seclusion from having no true "neighbor" along the entire back (east line) of the property

The property is located just minutes from the Canadaway Creek for excellent steelhead fishing and Lake Erie for world-class walleye, smallmouth bass, steelhead and lake trout fishing as well as boating. Cassadaga Lake, Bear Lake and the area snowmobile trail system are also within minutes of here as well.

All oil, gas, mineral and timber rights will transfer. The property has 598 feet of road frontage on Fredonia -Stockton Road. Electric is available along the frontage.



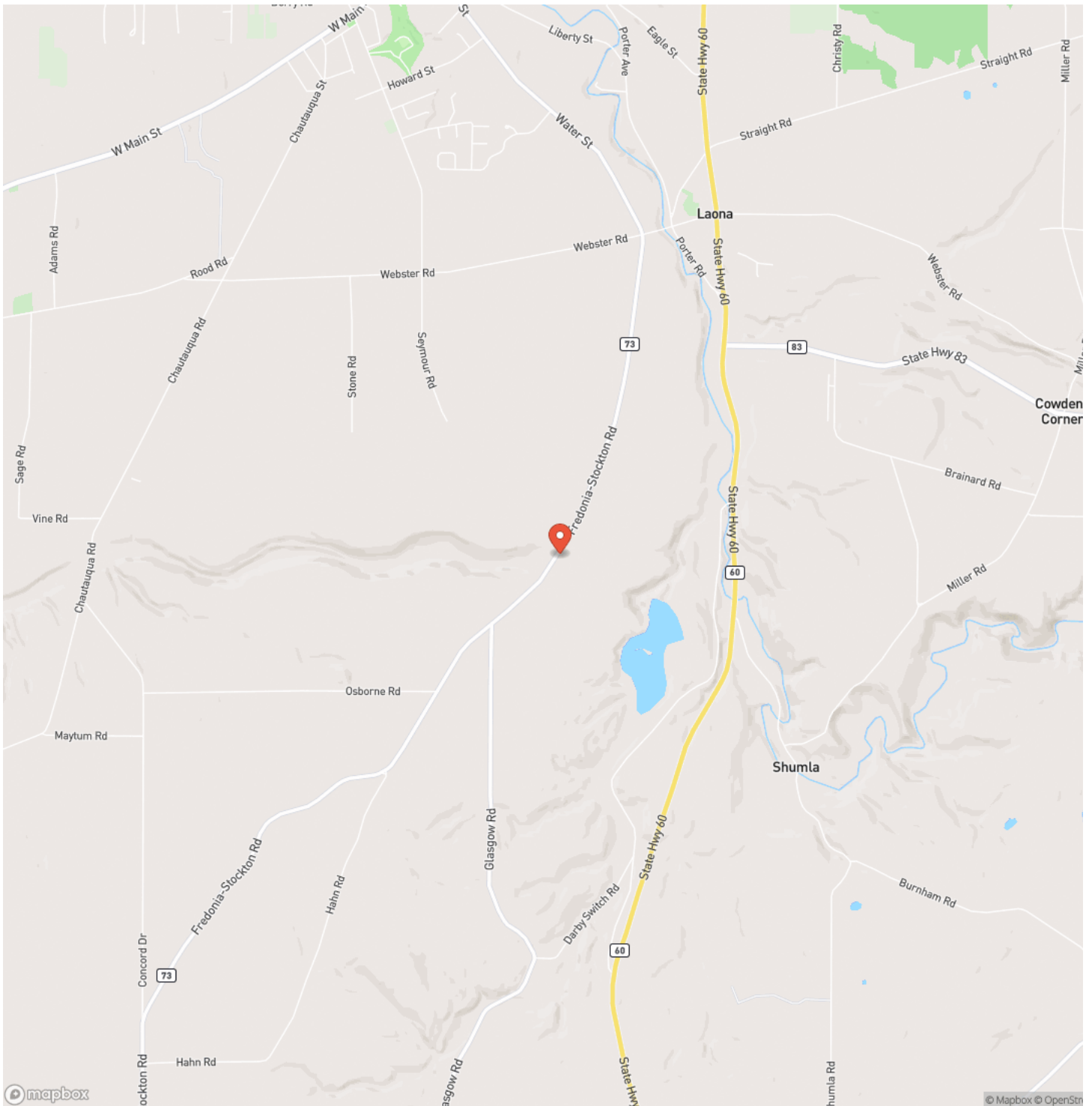
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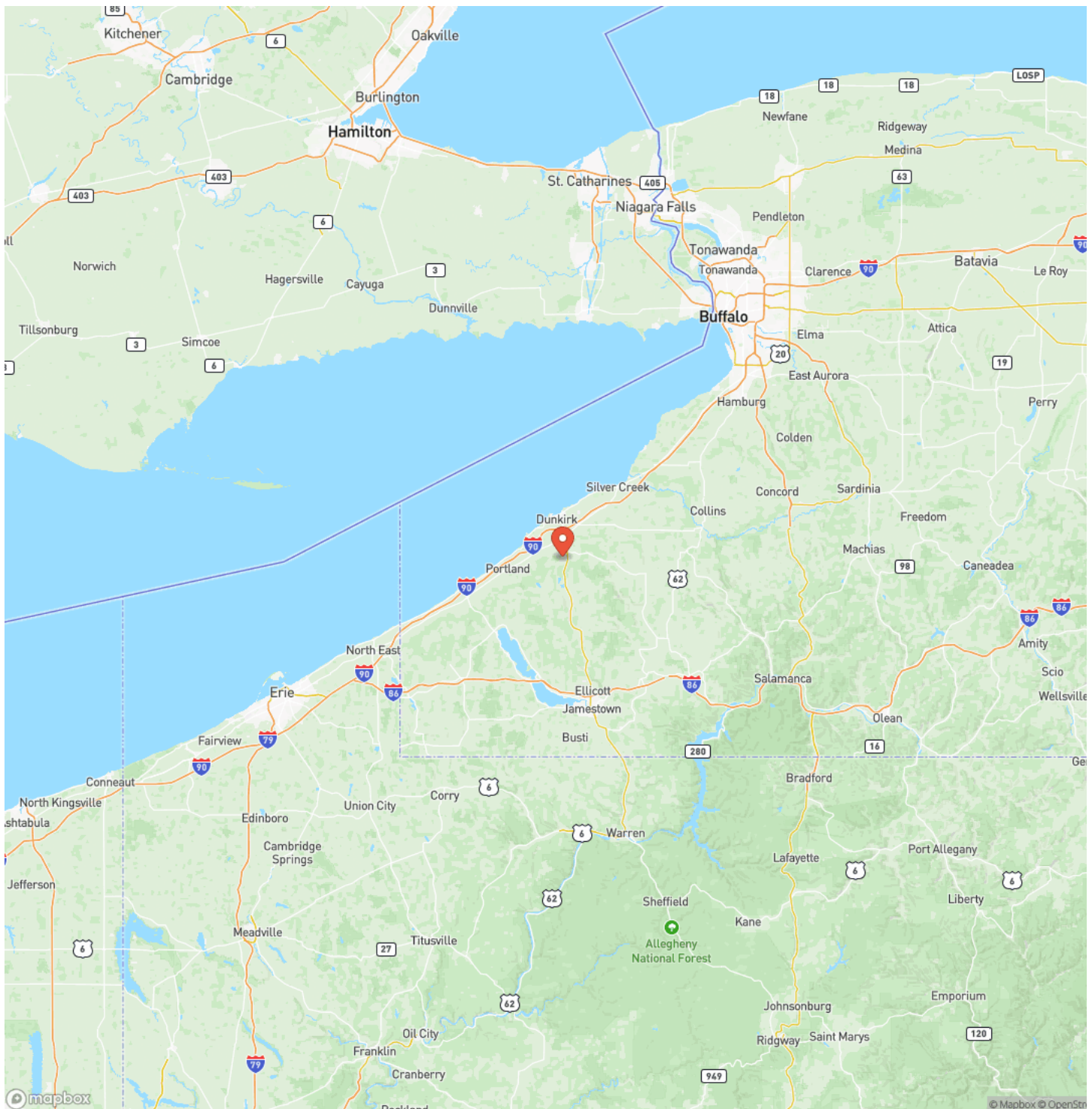


## Locator Map



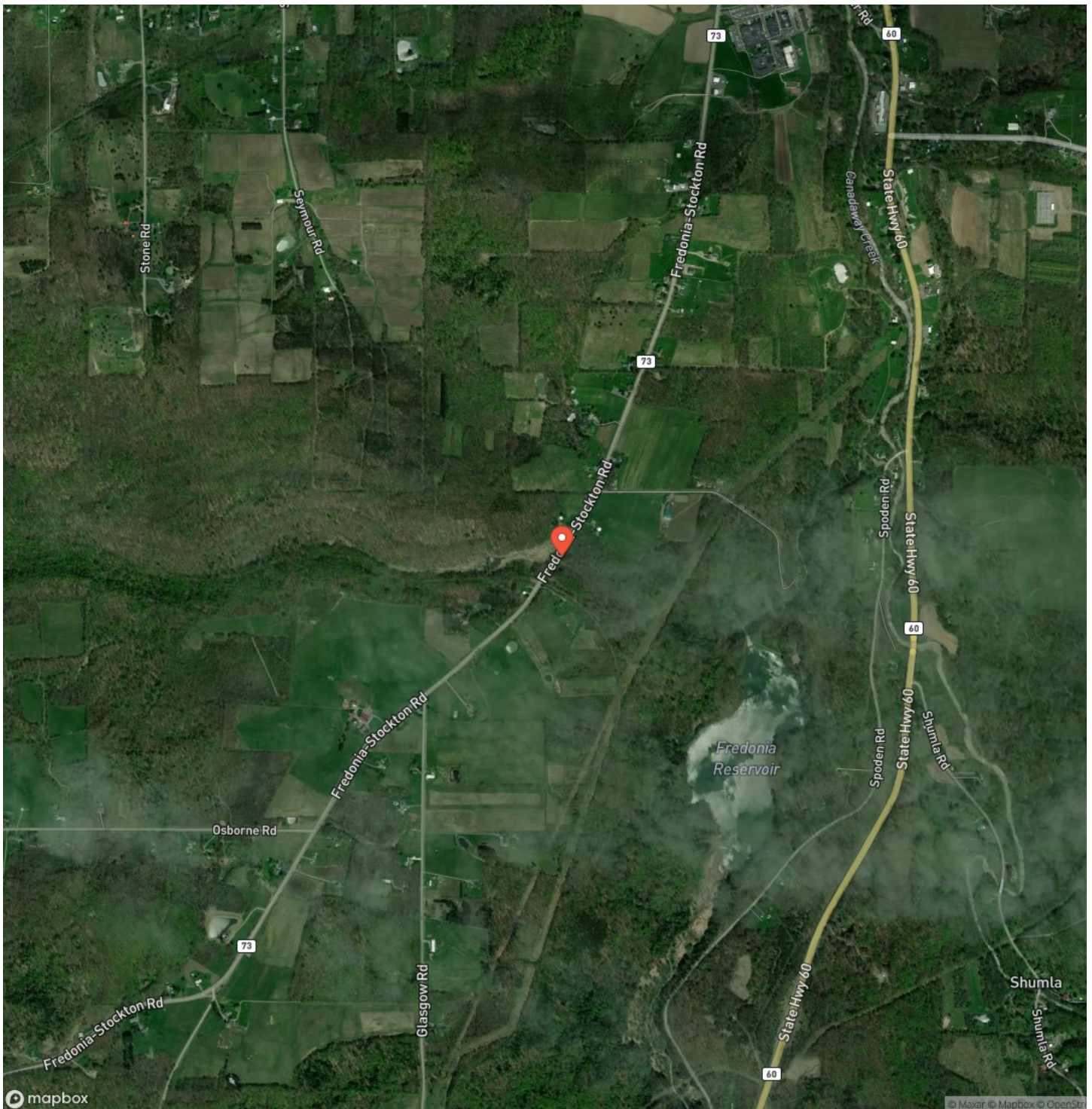


## Locator Map





## 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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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

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