

Trophy Ridge
Route 380
Stockton, NY 14784

\$225,000
70± Acres
Chautauqua County



Trophy Ridge
Stockton, NY / Chautauqua County

SUMMARY

Address

Route 380

City, State Zip

Stockton, NY 14784

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.2957 / -79.3529

Acreage

70

Price

\$225,000

Property Website

<https://www.landleader.com/property/trophy-ridge-chautauqua-new-york/43959>



PROPERTY DESCRIPTION

This is a fantastic opportunity to own one of the best “trophy” buck properties in the area. The Seller has lived here most of his life and has many, many trophies from here as well as other family members. The property is an excellent mix of semi-open, transitional brush and young timber to some old growth maple and red oak. The front 35 acres has multiple excellent building sites along the road front area, where it transitions through some young pines, a tributary stream to the Bear Lake Outlet, some brushy areas, then into some of the younger forest. There is a nice natural opening in this area that would be an outstanding food plot opportunity.

The back 35 acres is a more mature forest dominated by hard maple, soft maple, red oak, beech, hemlock and much more. Timber has been professionally managed over the decades and it shows. There is a nice crop of mature, big timber here along with the younger timber filling in from below. A timber harvest could be conducted at any time to recover some investment here.

Corn and soybean fields across from the property keep the deer and turkeys well-fed here while this property provides adequate bedding cover as well as foraging throughout the woods. The Seller and his family have enjoyed taking many turkeys here as well as the extreme number of trophy bucks in their trophy room.

The property is within 1.5 miles of the area snowmobile trail system and is within 5 miles of Cassadaga Lake and Bear Lake for swimming, boating and fishing. Lake Erie and Chautauqua Lakes are both within 30 minutes of here as well.

Centrally located within the County, this property is perfectly located to all the County has to offer as well as having some of the best hunting possible!

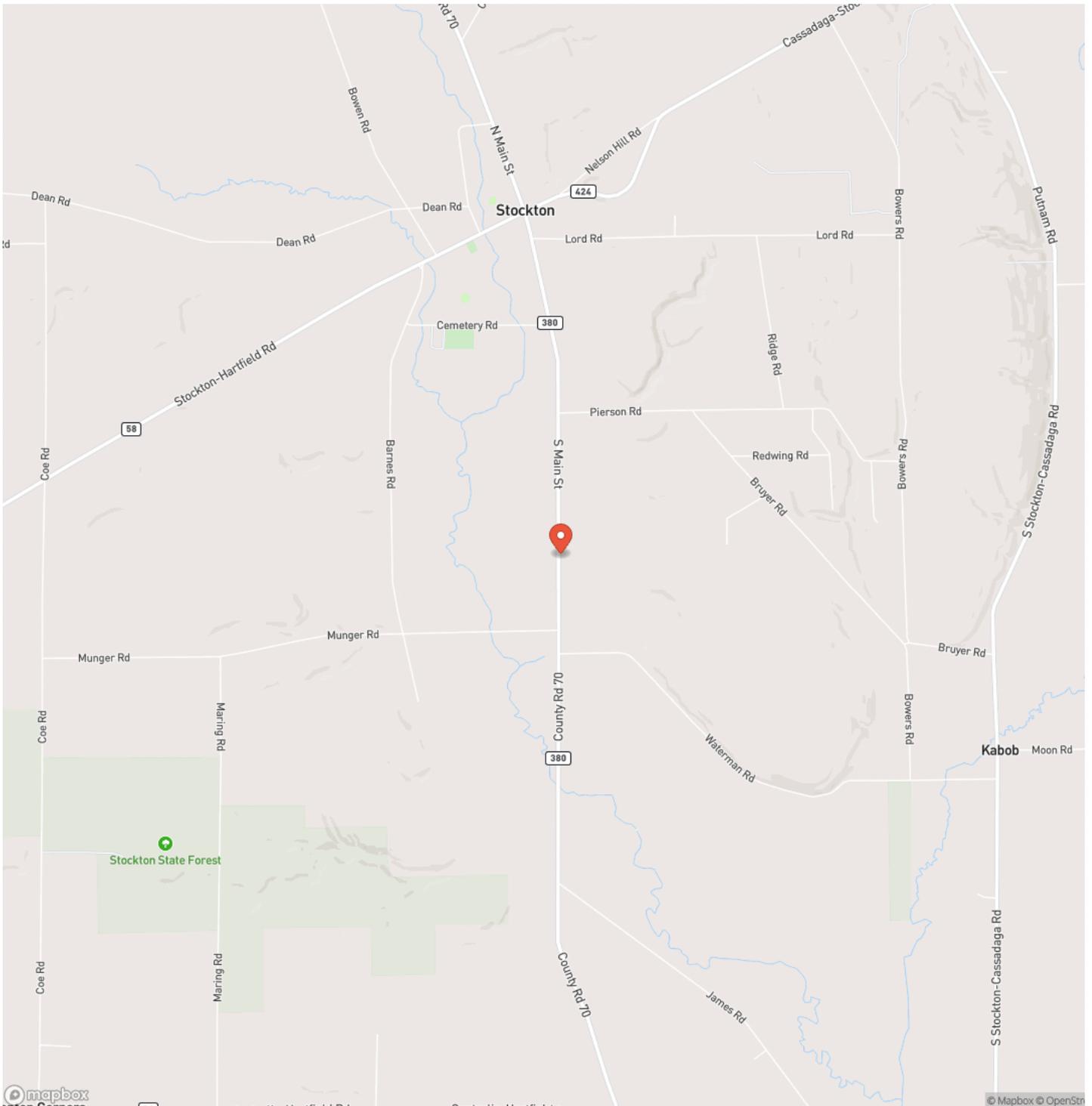
All oil, gas and mineral rights transfer. The property is subject to an existing lease but the gas well is on other adjoining lands owned by the Seller.



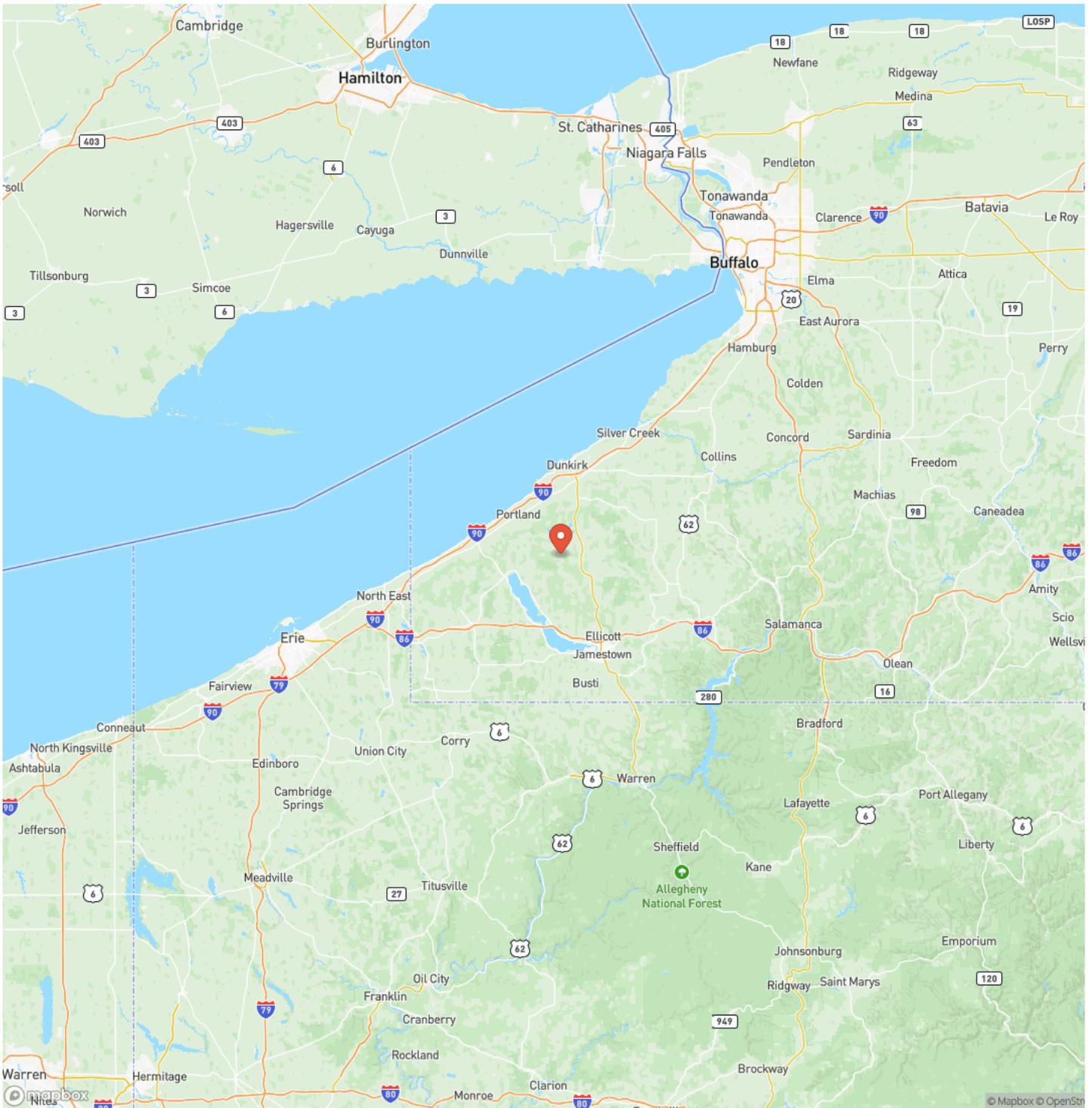
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Locator Map



Locator Map



Satellite Map



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