

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.

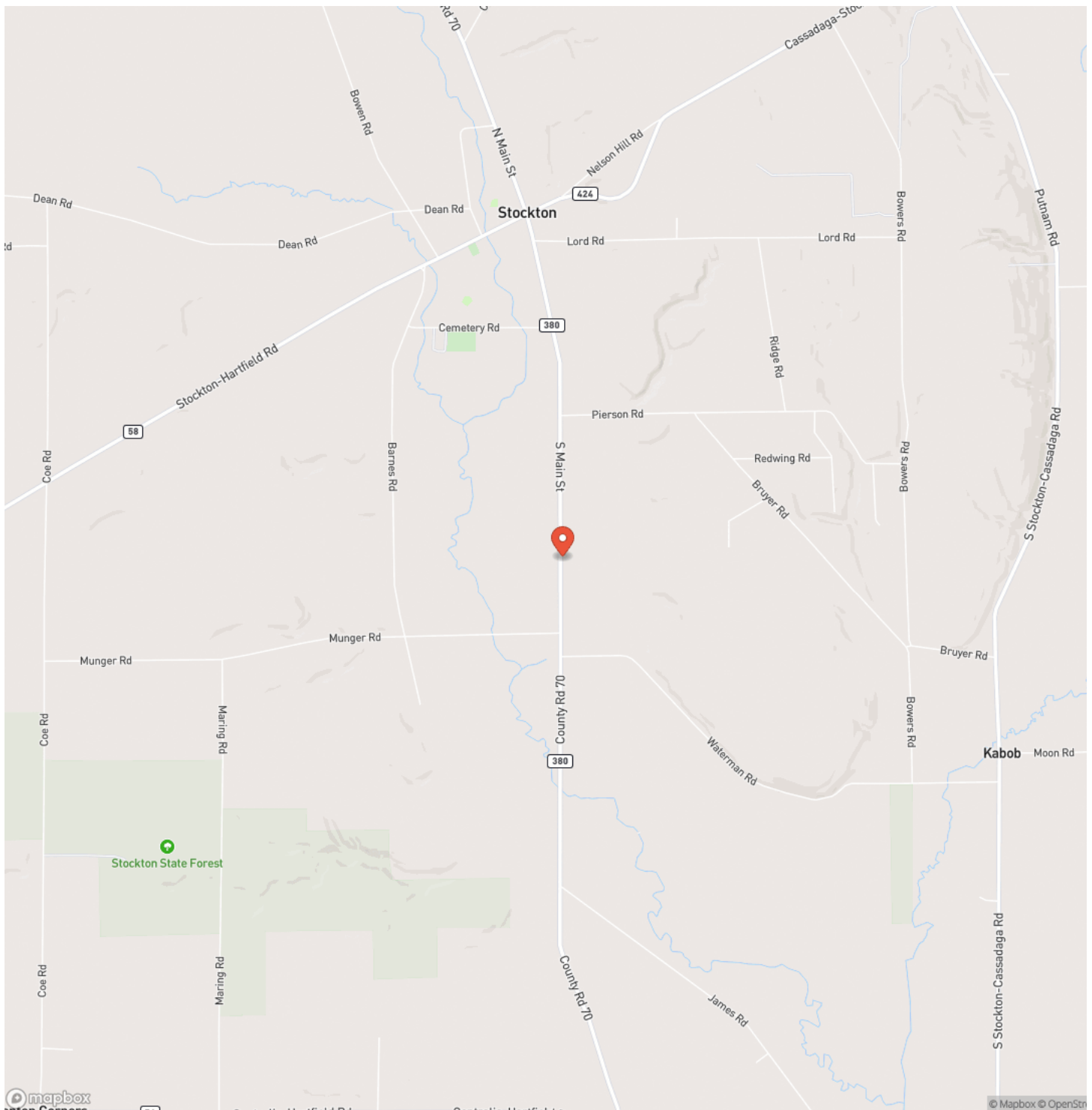
Centrally located within the County, this property is perfectly located to all the County has to offer as well as having some of the best hunting possible!

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.

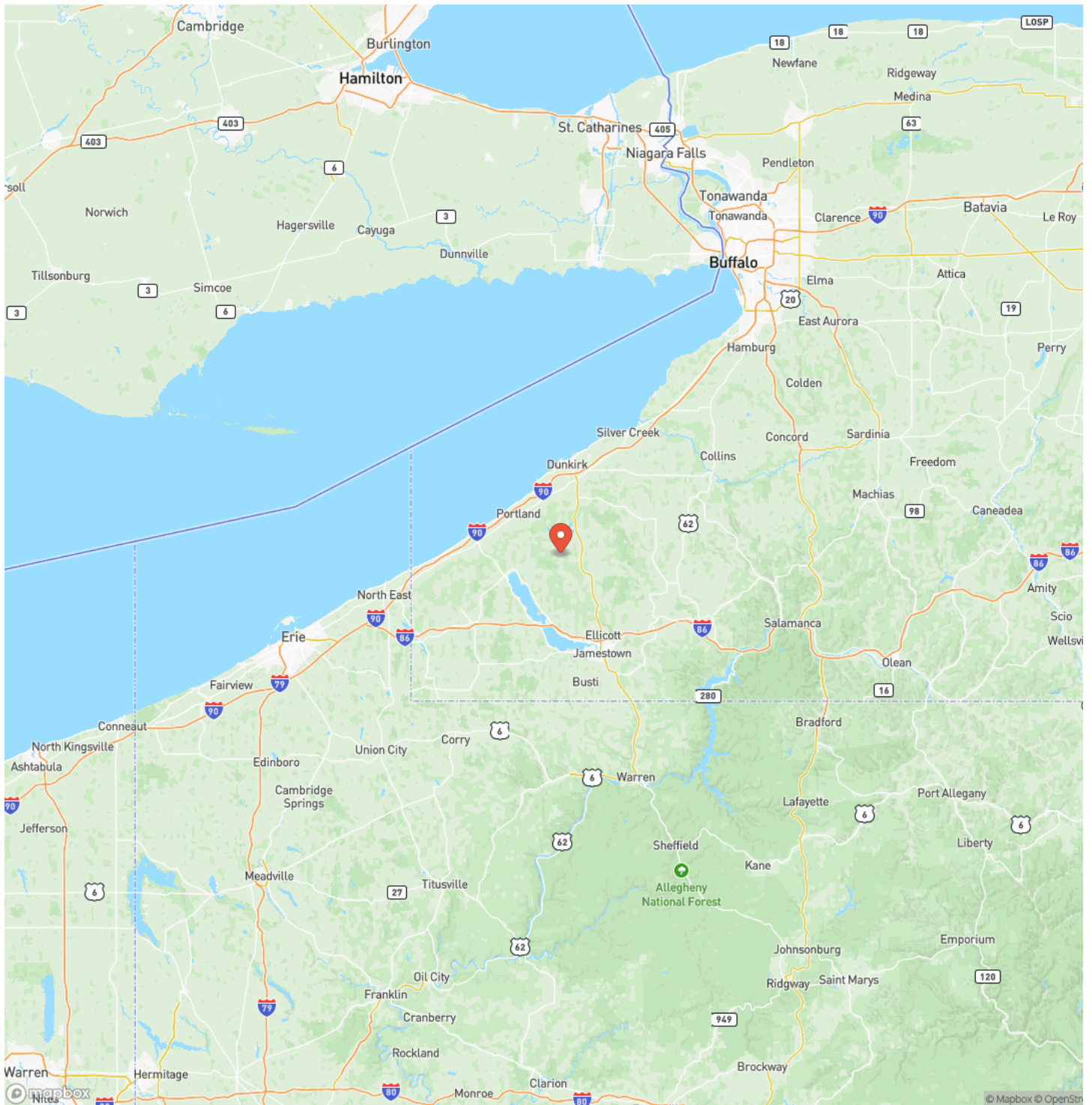
Trophy Ridge
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Locator Map



Locator Map



Satellite Map



Trophy Ridge
Stockton, NY / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Falconer, NY 14733

NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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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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