

Troyer's Treasure
Route 380
Stockton, NY 14784

\$149,900
70± Acres
Chautauqua County



Troyer's Treasure
Stockton, NY / Chautauqua County

SUMMARY

Address

Route 380

City, State Zip

Stockton, NY 14784

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

42.2957 / -79.3529

Taxes (Annually)

1804

Acreage

70

Price

\$149,900

Property Website

<https://www.landleader.com/property/troyer-s-treasure-chautauqua-new-york/54531>



PROPERTY DESCRIPTION

This is a fantastic opportunity to own one of the best “trophy” buck properties in the area. The property is an excellent mix of semi-open, transitional brush and young timber dominated by maple and red oak. The front 35 acres has multiple excellent building sites along the road front area, where it transitions through some young white pines, a tributary stream to the Bear Lake Outlet, some brushy areas, then into some of the younger forest. There are some nice natural protected openings in this area that would make for an outstanding food plot opportunity. Deer trails and sign are literally everywhere here.

The back 35 acres had a recent timber harvest and remains dominated by hard maple, soft maple, red oak, beech, hemlock and much more. There is young sawtimber here in the 12”-16” diameter class which will respond well to the recent harvest. Trees are of good quality and very tall! The internal trails that were used have all been bulldozed and are in great shape. A new trail was built from the road front portion across the drainages to make easy access on foot or ATV for hiking, hunting or ATV'ing.

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 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.

Boundaries are well marked with orange flagging that was placed by the surveyor on the boundary, survey stakes and old posted signs on the north and east boundaries. The lines are easy to follow.

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 former owner of this property.

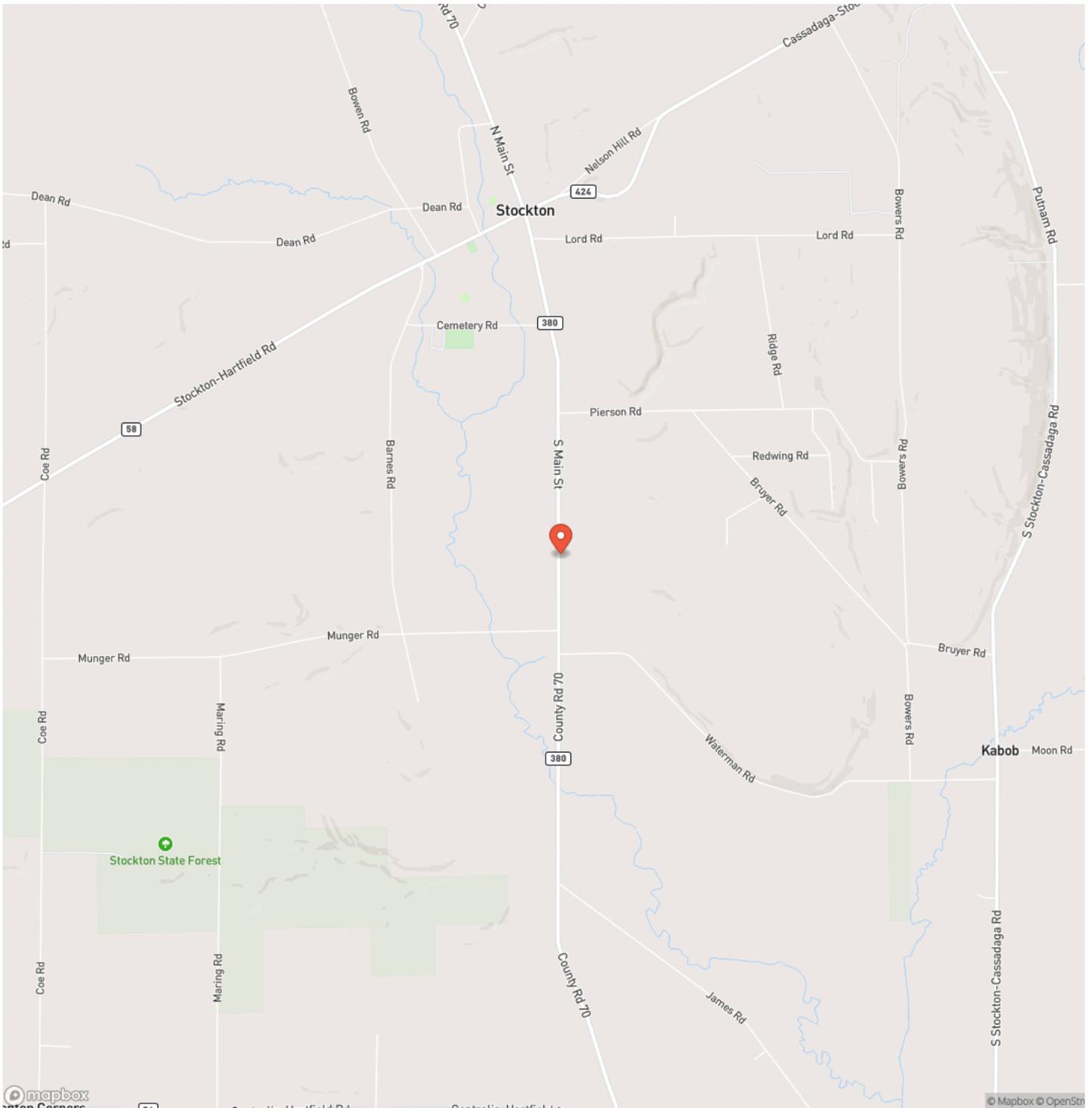


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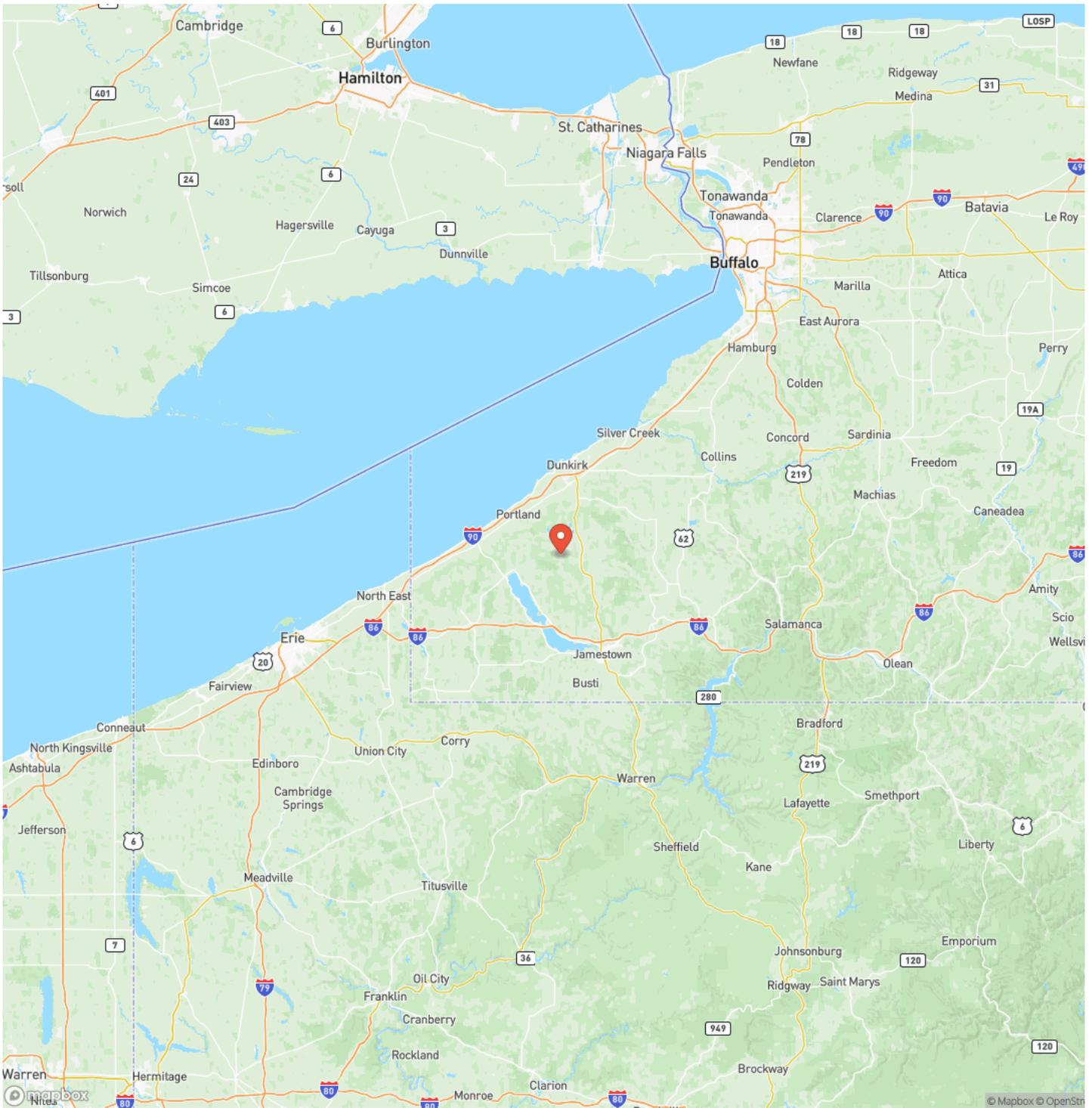


MORE INFO ONLINE:
TimberlandRealty.net

Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net



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TimberlandRealty.net