

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.

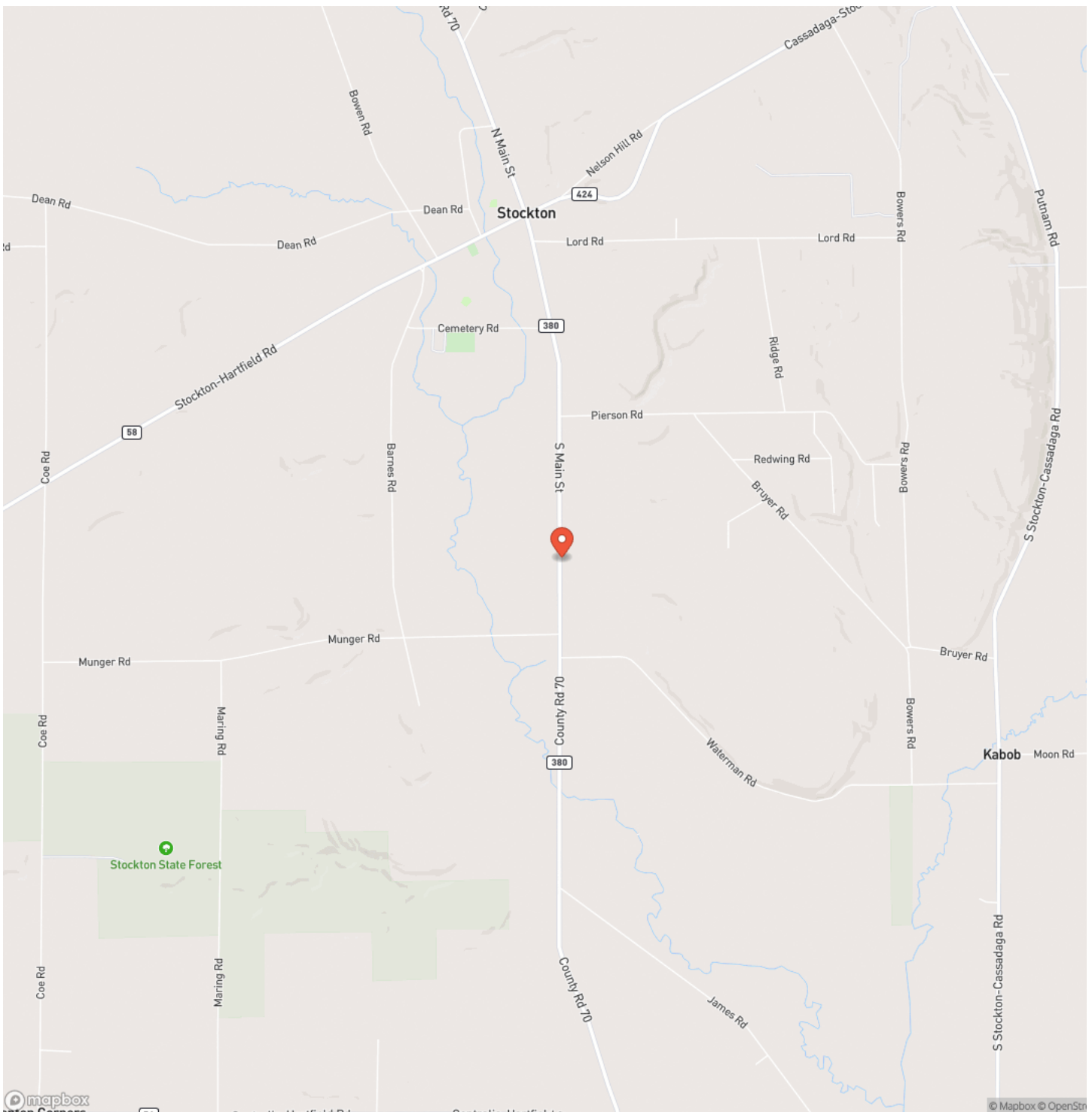
Centrally located within the County, this property is perfectly located to all the County has to offer as well as having some of the best hunting possible!

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.

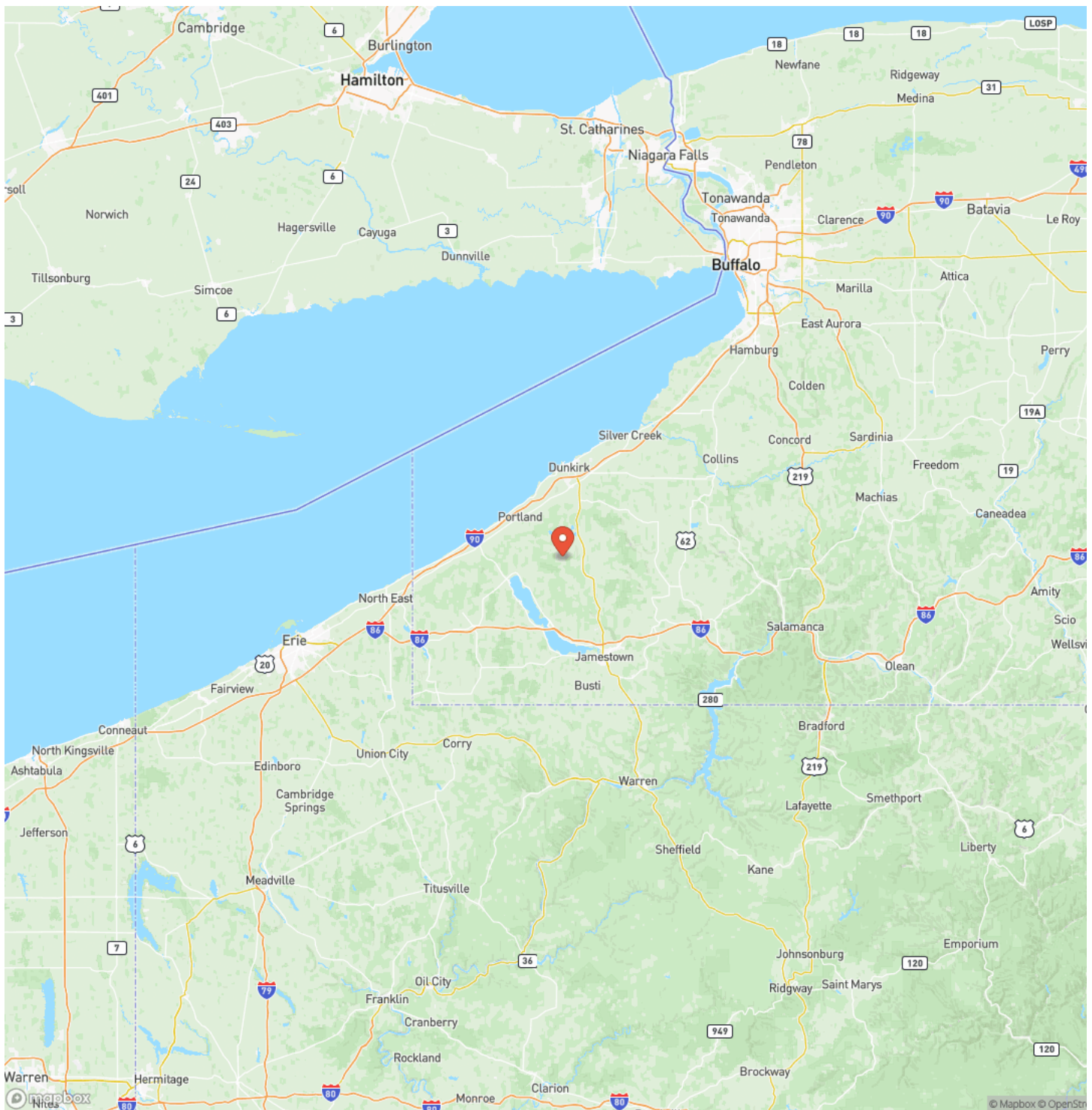
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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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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