

**Big Buck Country**  
5438 Stockton-Hartfield Road  
Stockton, NY 14784

**\$312,500**  
118.400± Acres  
Chautauqua County



**Big Buck Country**  
**Stockton, NY / Chautauqua County**

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**SUMMARY**

**Address**

5438 Stockton-Hartfield Road

**City, State Zip**

Stockton, NY 14784

**County**

Chautauqua County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

42.293 / -79.414605

**Taxes (Annually)**

4148

**Acreage**

118.400

**Price**

\$312,500

**Property Website**

<https://www.landleader.com/property/big-buck-country-chautauqua-new-york/66272>



**PROPERTY DESCRIPTION**

The property is almost entirely forested with a mix of maple, ash, cherry, beech, hemlock, birch and much more. This is a young forest as logging was done 8-10 years ago that has had the positive effect of releasing all of the regeneration creating fantastic habitat for deer.

There are patches of apple trees scattered throughout as well providing even more forage for wildlife. In addition, there is a small woodland pond providing a water source for wildlife as well as Dewittville Creek which crosses the property at the southwest corner.

The main driveway into the property leads immediately to a high/dry opening ideal for your future home or camp or as a great spot to park a camper. There is a 150 amp electric service here already installed here as well that has a camper hook-up. There is a newer 30'x 40' pole barn with a full length porch overhang just waiting to be finished the way you want. There is a nice view to the south from this point looking toward Chautauqua Lake. There is also a nice view deep into the property along the west side at the high point on the property. Fantastic sunsets can be seen from this location.

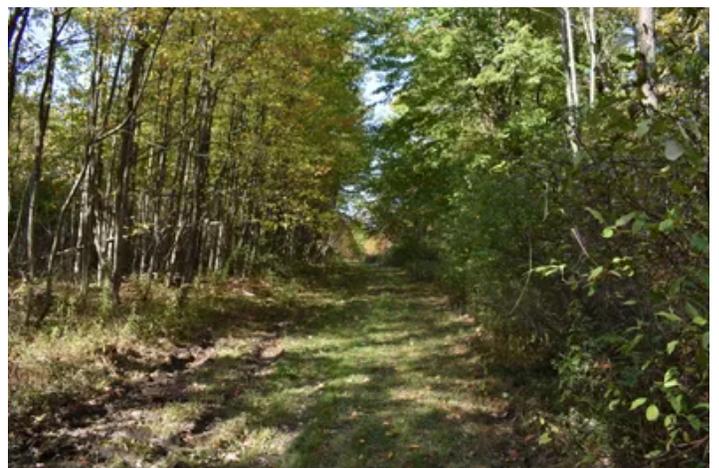
The driveway continues to the gas well site on the property. There is about a ¾ acre opening here that was previously planted into a clover food plot but needs updating. The oil, gas and mineral rights will transfer including rights to the well and a nominal royalty. There may be an opportunity for free gas. This is an older well and the new owner would need to have the gas company "qualify" the well as to its capability of providing the free gas. It is available if the well qualification is positive.

This property has been owned for decades purely as a hunting property with a focus on deer. There is one stick-built "mega-stand", fully enclosed and ideal for hunting from during the cold and wet days of the season. Many large bucks have been harvested from here over the decades.

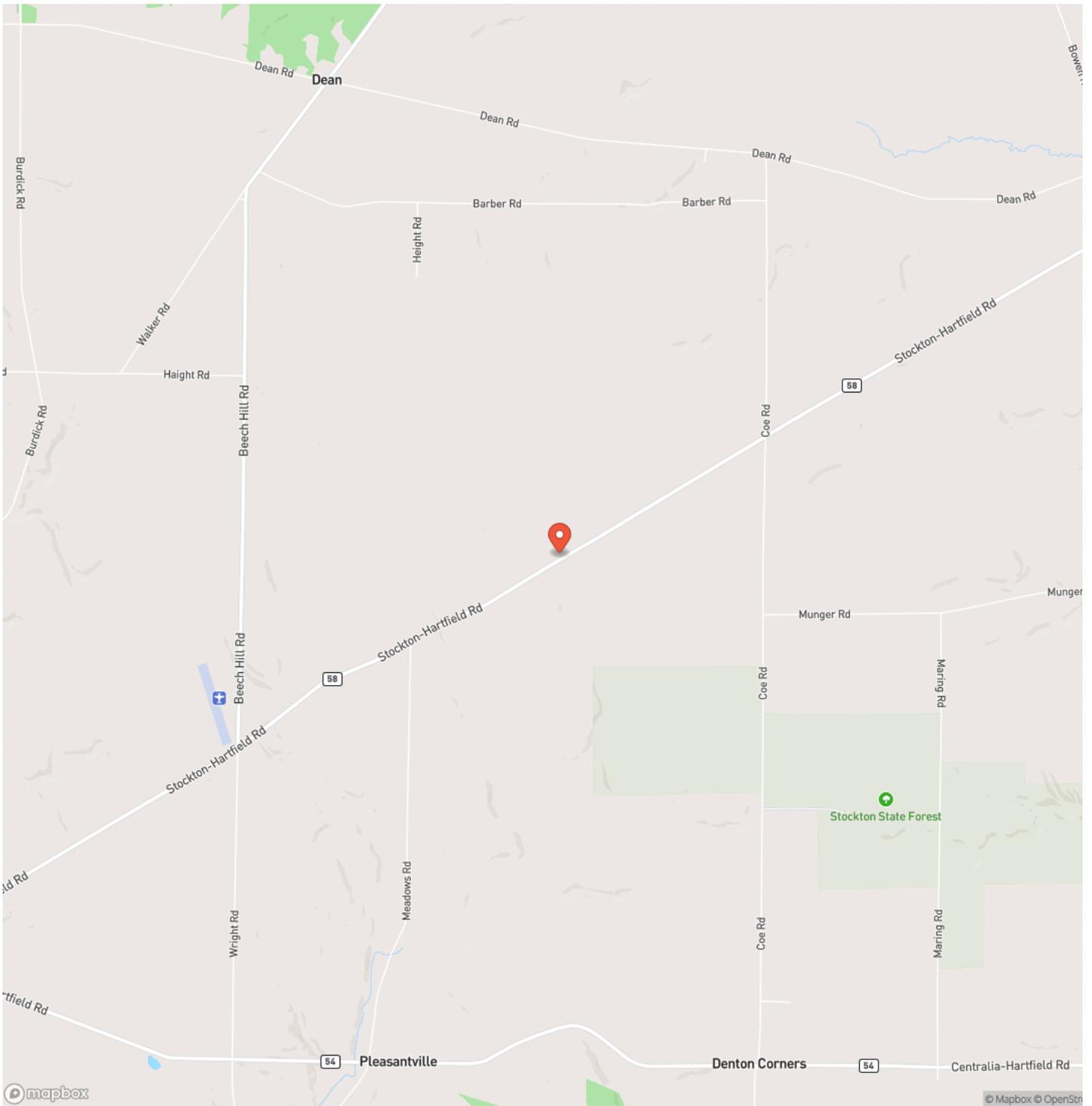
The property has about 990 feet of road frontage on Stockton Hartfield Road and is situated in a great, central location being only 5 miles from Mayville and Chautauqua Lake, 8 miles to Chautauqua Institution, 2 miles to NYS Land and the area snowmobile trails are less than a mile away!

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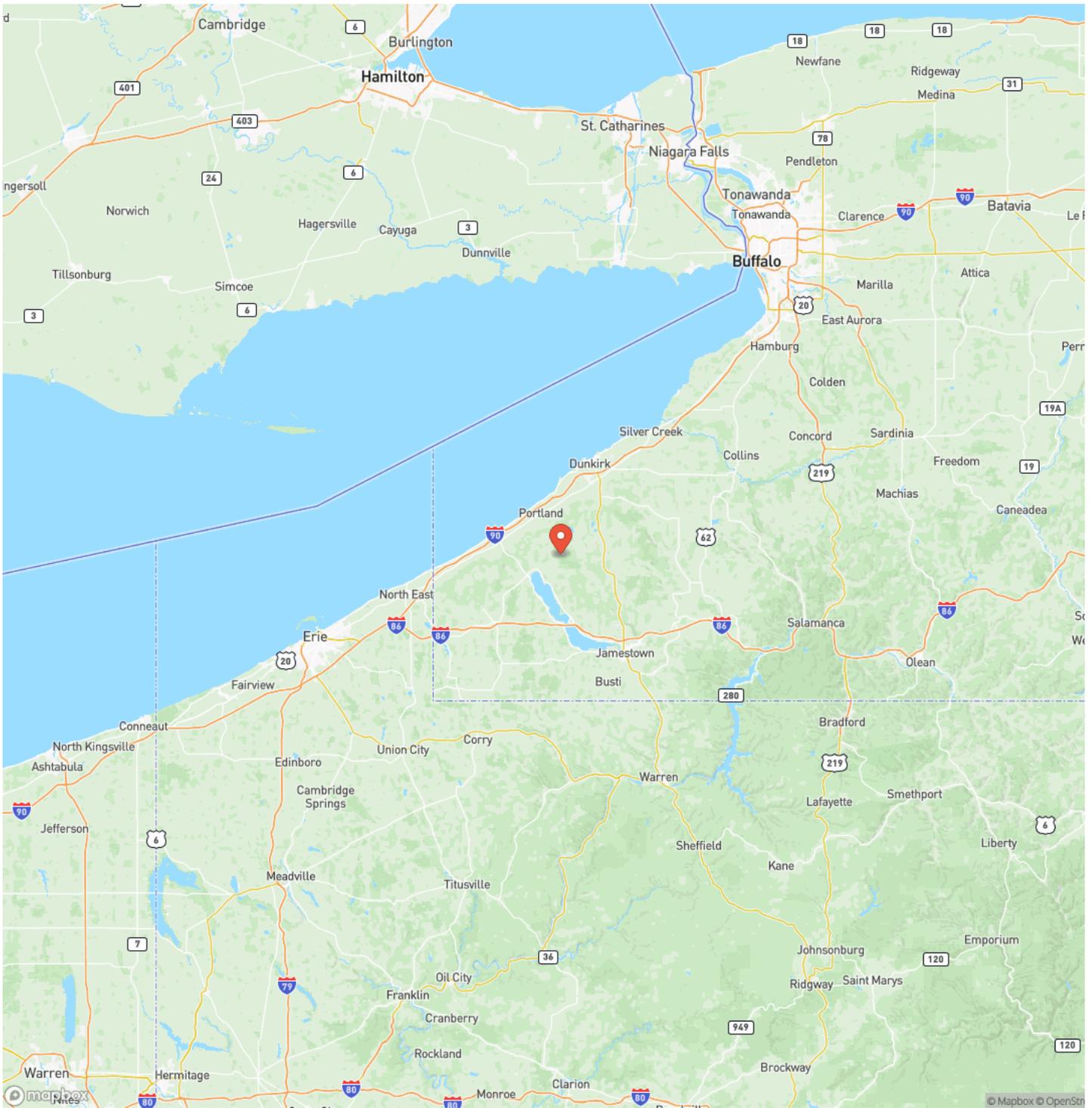
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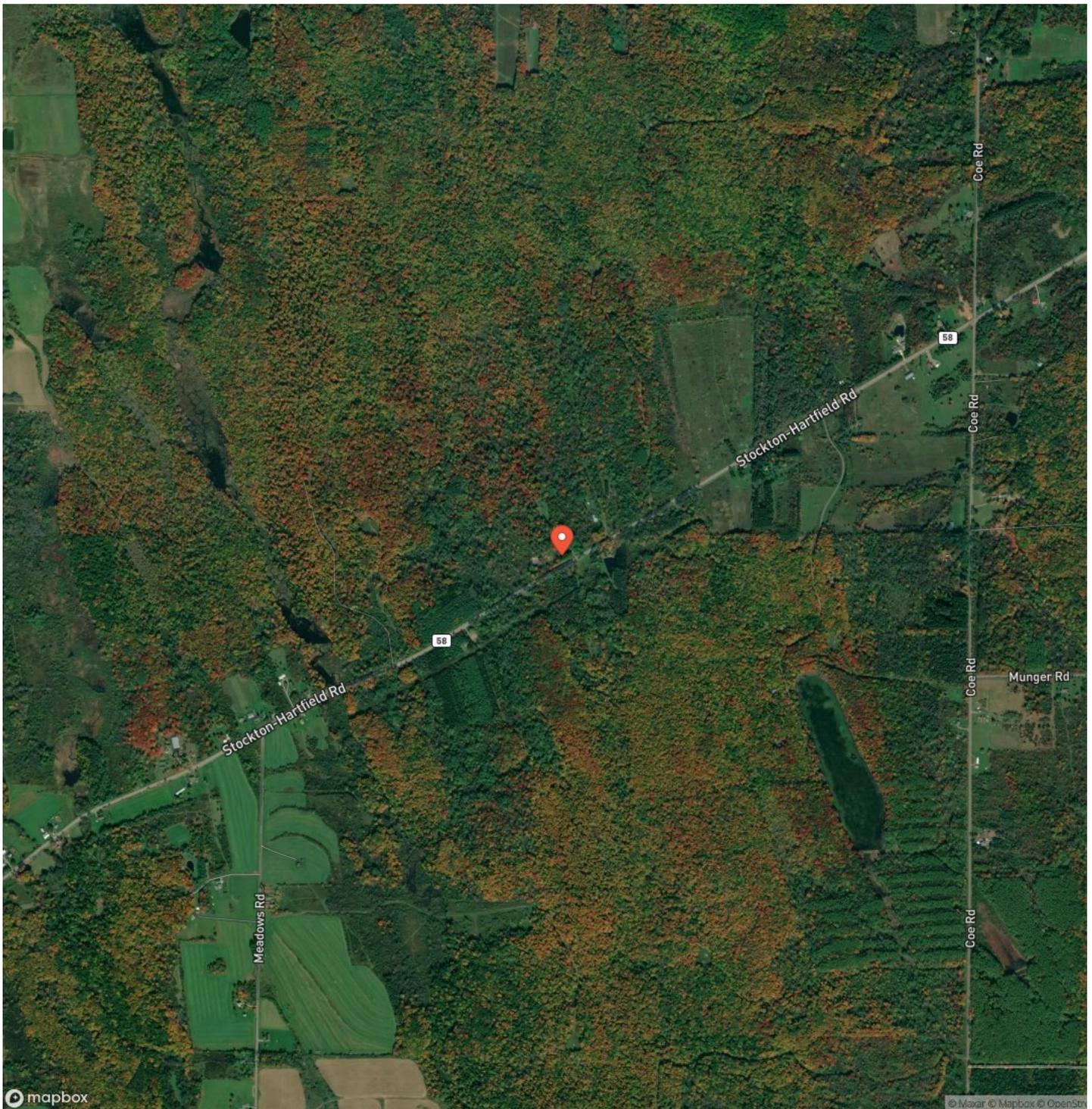
# Locator Map



# Locator Map



## Satellite Map







## **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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