

Fur, Feathers & Fun!
Route 380
Stockton, NY 14784

\$385,000
223.300± Acres
Chautauqua County



Fur, Feathers & Fun!
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

42.343000 / -79.420900

Acreage

223.300

Price

\$385,000

Property Website

<https://www.landleader.com/property/fur-feathers-fun-chautauqua-new-york/31619>



PROPERTY DESCRIPTION

New York vacant land completely wooded with ATV trails, beaver ponds and fantastic multi-species hunting for sale. This is a rare opportunity to own a large parcel with excellent internal ATV trails, fantastic deer, turkey and grouse hunting along with opportunities in multiple locations on the property for ducks and geese too! The property is entirely wooded and is comprised primarily of hard maple, soft maple, cherry, ash, beech, birch and hemlock. Timber harvesting activities by a previous owner cut the timber hard across many parts of the ownership a number of years ago creating a wealth of hardwood regeneration. This new growth is providing abundant food and cover which is serving to attract and hold both game and non-game species on the property making for excellent hunting! The property has rolling topography with no steep slopes. This terrain creates many pockets across the ownership of small wetland areas. The wetland areas have attracted beaver which have in some cases helped add more water with their dam activities that is attracting plenty of ducks to the property. Wood ducks and mallards are regulars here and the close proximity to Bear Lake keeps them coming.

There are several excellent locations for home or camp, one with a potential view of one of the beaver ponds and others where, with a little clearing, you can have a great view of Lake Erie. Route 380 is a fully maintained County highway. Chautauqua Road is a seasonal use road that is not plowed in winter and doubles as being part of the area snowmobile trail at that time of year.

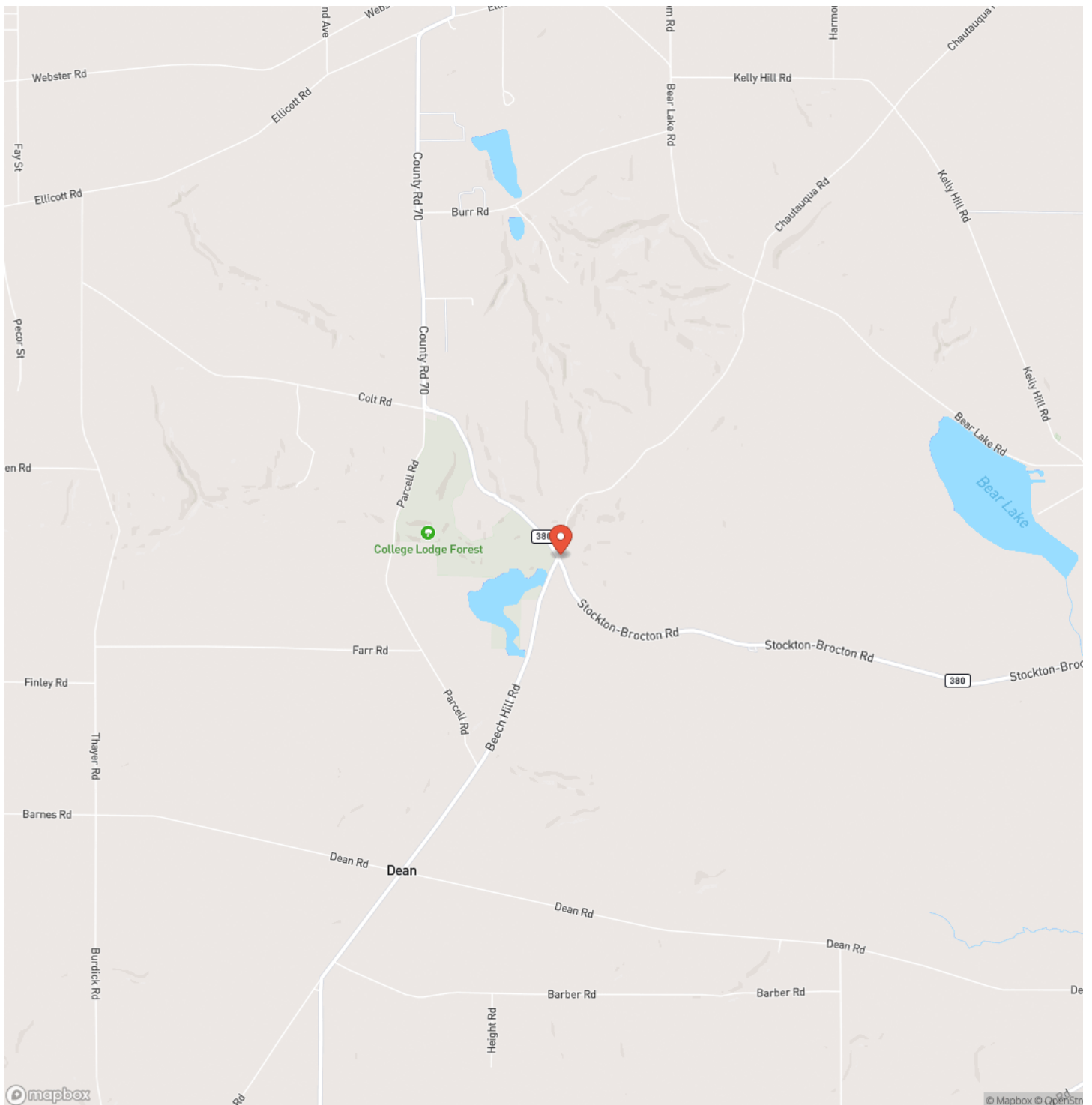
The other result from past activities is the fantastic trail network across the entire property. The trails are in great shape and ready to hike, mountain bike, ATV, cross-country ski, snowmobile and more. The hiking is easy making the hunting that much better!

The property is only minutes away Wine Country and from Bear Lake and Cassadaga Lake for outstanding fishing, boating, kayaking and canoeing and is also only minutes from Lake Erie and its tributaries for some of the best fishing for walleye, smallmouth bass, lake trout, steelhead, perch and much more! The property has approximately 1,900 feet of road frontage on Route 380 and approximately 2,970 feet of road frontage on Chautauqua Road. Electric is available across the road on Route 380.

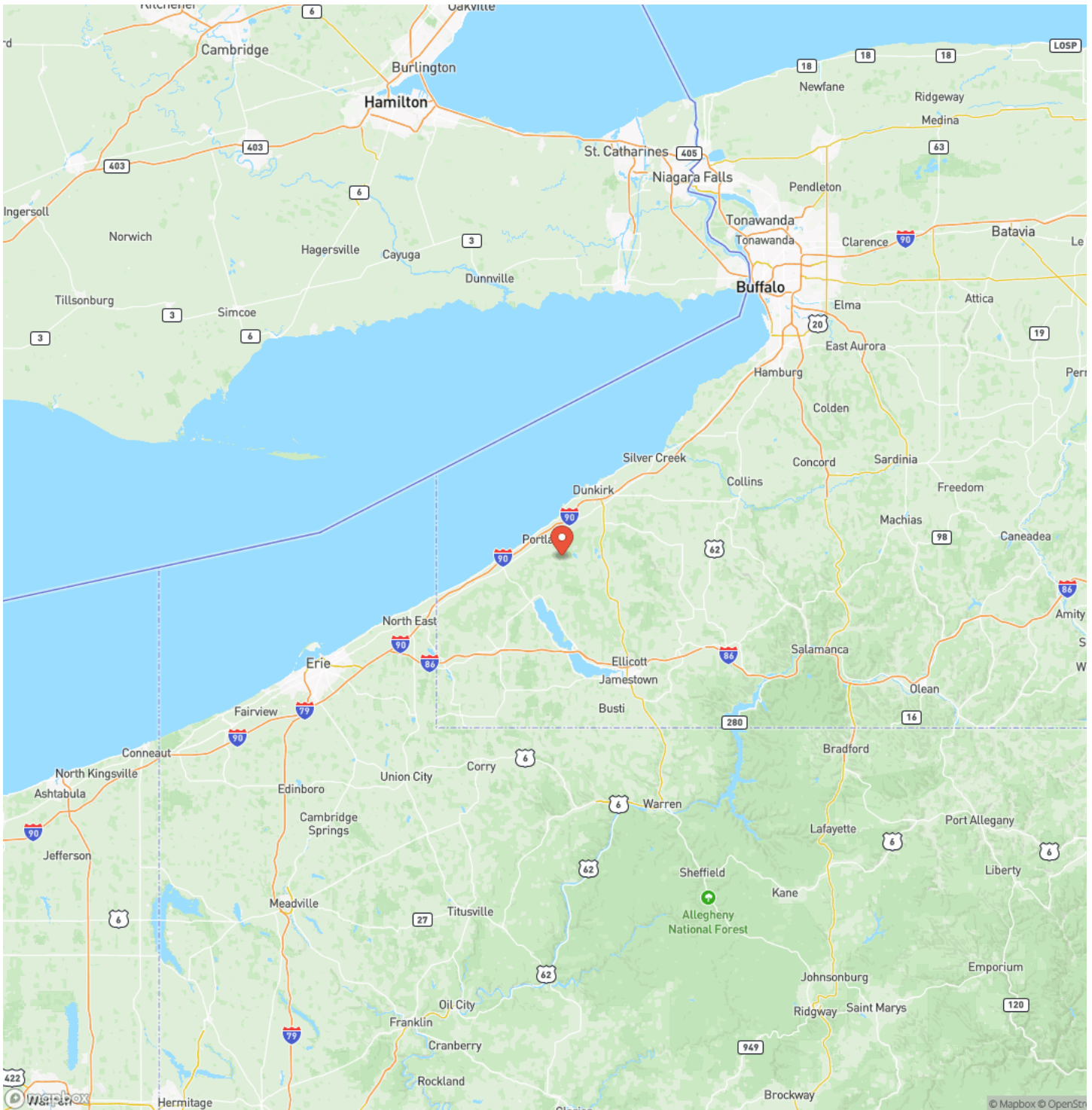
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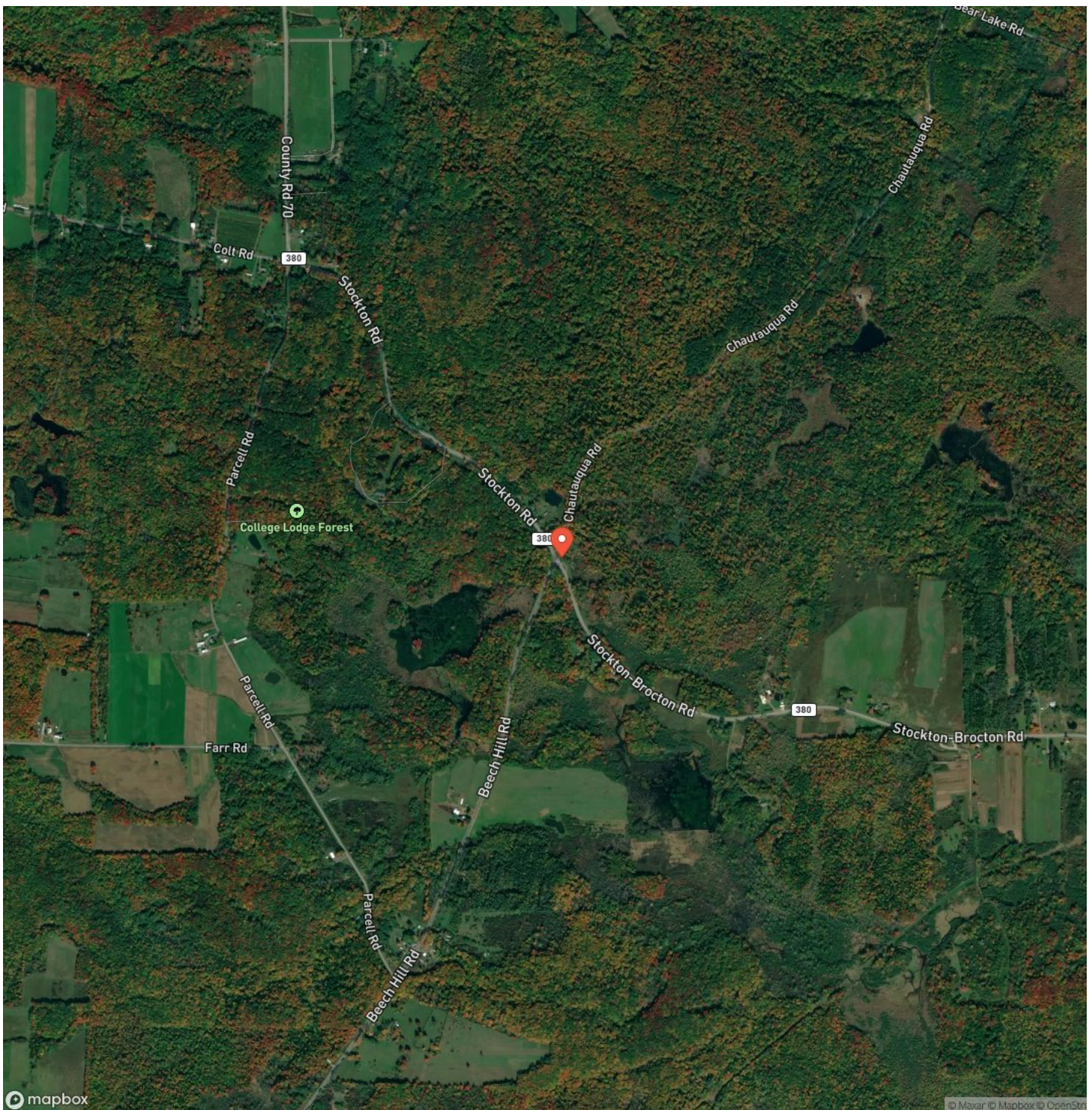
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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DISCLAIMERS

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