

**Stoneledge Lake View**  
Stoneledge Road  
Ashville, NY 14710

**\$180,000**  
24± Acres  
Chautauqua County



**Stoneledge Lake View**  
**Ashville, NY / Chautauqua County**

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**SUMMARY**

**Address**

Stoneledge Road

**City, State Zip**

Ashville, NY 14710

**County**

Chautauqua County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

42.1013 / -79.4053

**Acreage**

24

**Price**

\$180,000

**Property Website**

<https://www.landleader.com/property/stoneledge-lake-view-chautauqua-new-york/34576>



**PROPERTY DESCRIPTION**

New York vacant land with view of Chautauqua Lake, farm fields and woods for sale. The property is located in a quiet, rural area and is being divided out from the Seller's larger ownership. This parcel of vacant land has about 12 acres of open field on the front (northerly) portion that formerly has been rotated for farm crops, namely corn. The ground is nearly level here and is at the apex of the hill providing a nice view of Chautauqua Lake and the hills and valleys to the east.

The balance of the property has another 1.5 acre opening that the Sellers have used as an additional habitat for birds and small mammals by mowing strips through the grassy area and allowing the balance to remain in tall natural grasses to support their feeding and brooding. This could easily be turned into a food plot for deer, turkey and other game species if desired. Adjacent to this opening is about 10.5 acres of woods dominated by hard maple, soft maple, red oak, beech and other hardwood species.

The combination of open grasses, corn (in rotation) and hardwood see mast and cover provide all the ingredients for excellent deer hunting and turkey hunting. The deer trails are easy to find here as are the rubs and scrapes from the bucks. The Sellers have kept a trail mowed around the boundary making it even easier to hike, hunt or ATV around the property.

In addition to being a great site for home or camp with lake view, the property is also only 3 miles from Chautauqua Lake for boating and fishing as well as being only 5 miles from thousands of acres of NYS Land for hiking, hunting and more.

The property has approximately 500 feet of road frontage on Stoneledge Road and electric is available at the road. and all oil, gas, mineral and timber rights will transfer.



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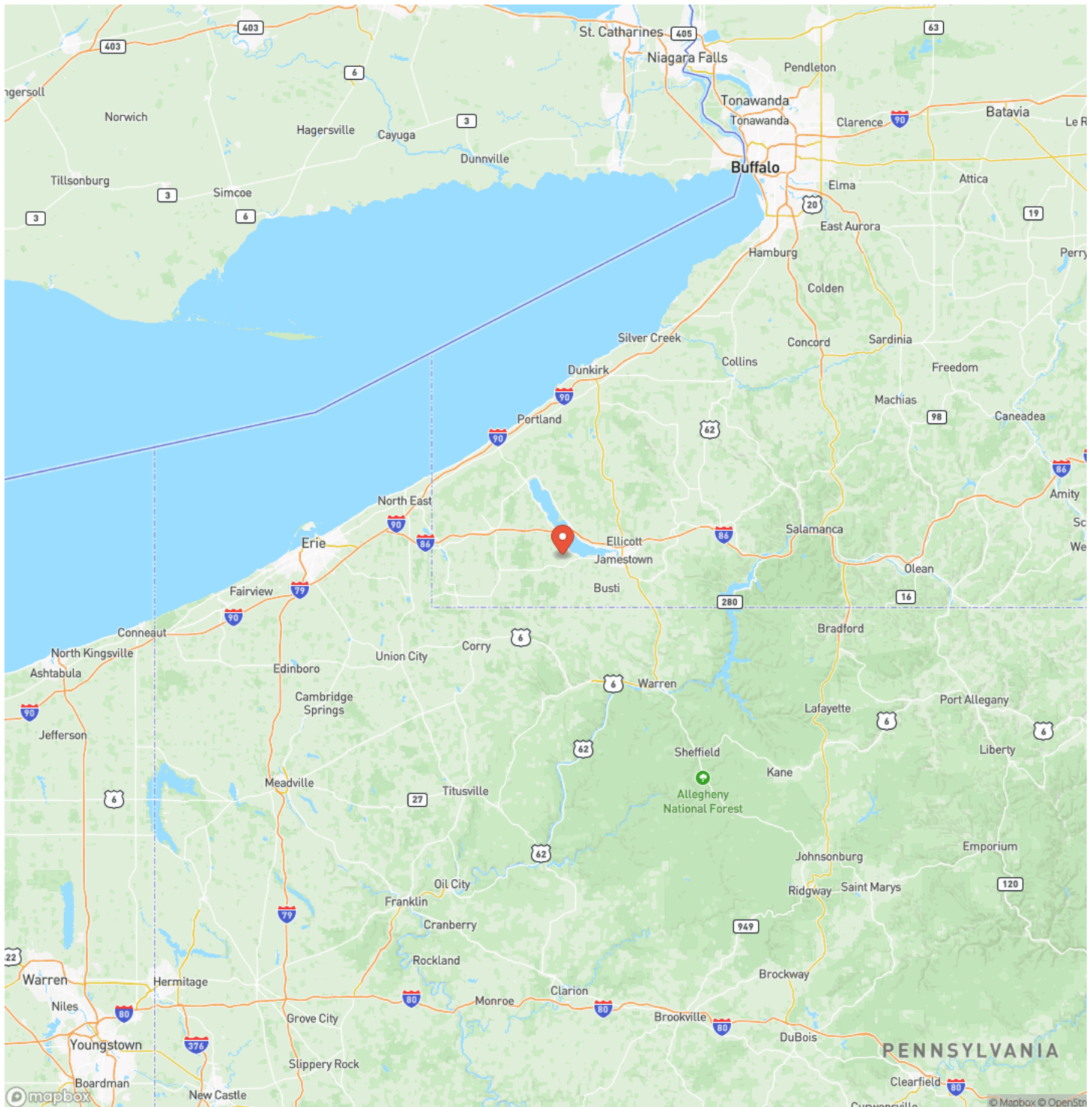


Locator Map



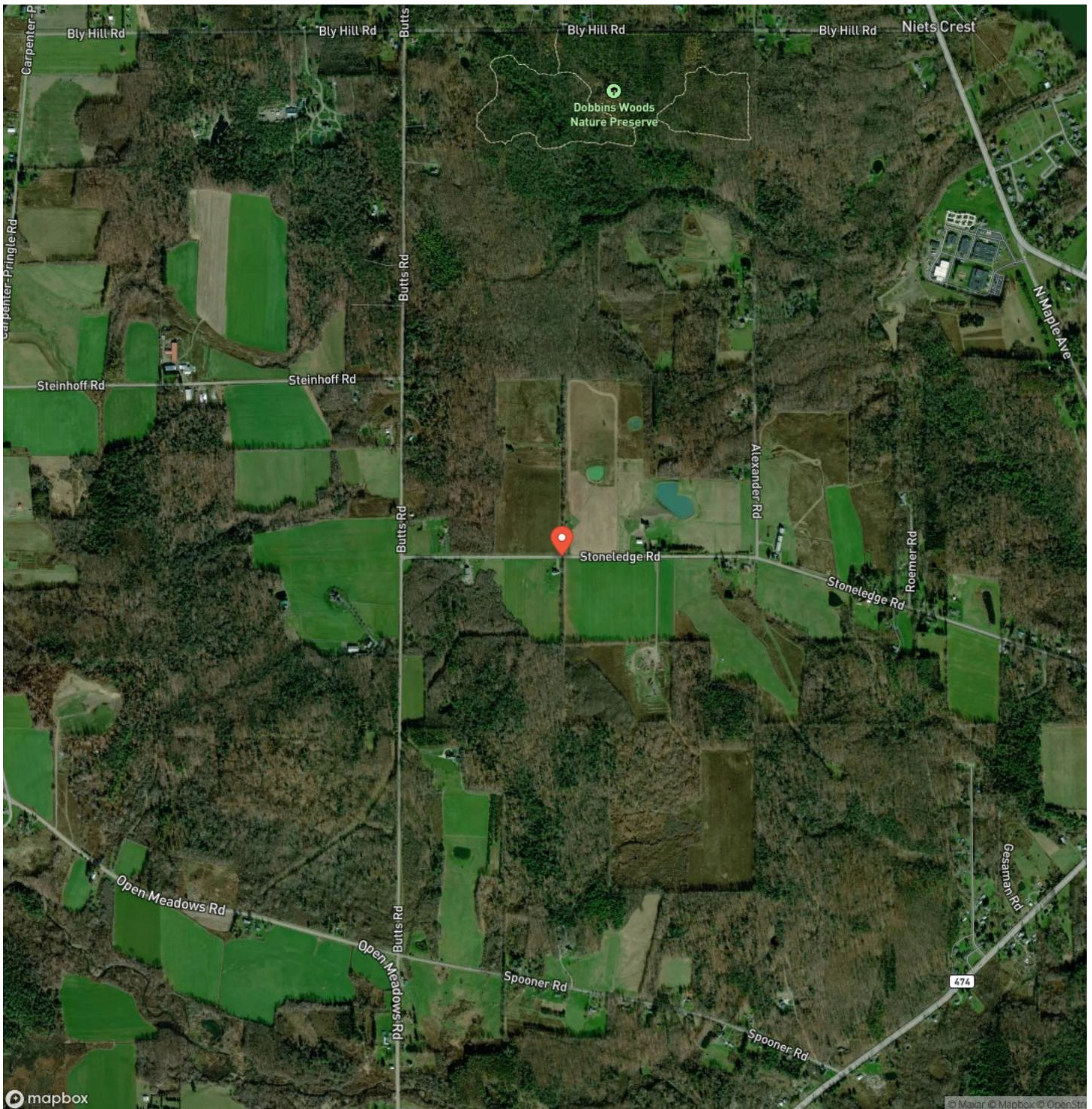


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Bullard

## Mobile

(716) 499-5608

## Office

(716) 962-9935

## Email

bbullard@timberlandrealty.net

**Address**

1890 East Main Street

## City / State / Zip

Falconer, NY 14733

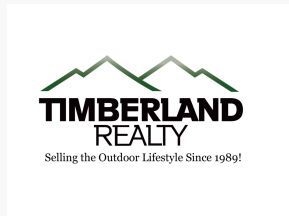
## NOTES

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**MORE INFO ONLINE:**

**TimberlandRealty.net**



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## **DISCLAIMERS**

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