

Priebe Trust Acres
Fredonia Stockton Road
Fredonia, NY 14063

\$139,900
43± Acres
Chautauqua County



Priebe Trust Acres
Fredonia, NY / Chautauqua County

SUMMARY

Address

Fredonia Stockton Road

City, State Zip

Fredonia, NY 14063

County

Chautauqua County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

42.4001 / -79.3189

Taxes (Annually)

1483

Acreage

43

Price

\$139,900

Property Website

<https://www.landleader.com/property/priebe-trust-acres-chautauqua-new-york/42985>



PROPERTY DESCRIPTION

The property is almost completely forested with a mix of red oak, soft maple, hard maple, hickory, white ash, beech, hemlock and other species. The mix of hardwoods is providing feed for deer and turkey and deer sign is abundant throughout the property.

There is a small headwater drainage toward the back of the property that has a small beaver dam on it that has created a small, shallow pond extending from the eastern forested area westerly across the powerline that transects the property. This small and shallow pond has abundant feed for ducks that will likely make brief stops here during the migratory seasons adding another possible hunting or viewing opportunity here.

There is abundant road front where a new home or camp could be built. The former history of the property had grapes and other agricultural products grown on the west side of the property near the road front area. That area had been taken over by transitional species of aspen and white ash. Most of the ash has succumbed to the Emerald Ash Borer and new growth of other hardwoods is now filling in from below. It is a bit more "brushy" in this area right now but could easily be cleared or left for the new forest to grow. It is creating excellent wildlife habitat at this time.

There is a nice stand of timber growing on the south and east sides of the property that will produce some revenue in the future.

The property also directly adjoins the Village of Fredonia watershed/reservoir property providing additional seclusion from having no true "neighbor" along the entire back (east line) of the property

The property is located just minutes from the Canadaway Creek for excellent steelhead fishing and Lake Erie for world-class walleye, smallmouth bass, steelhead and lake trout fishing as well as boating. Cassadaga Lake, Bear Lake and the area snowmobile trail system are also within minutes of here as well.

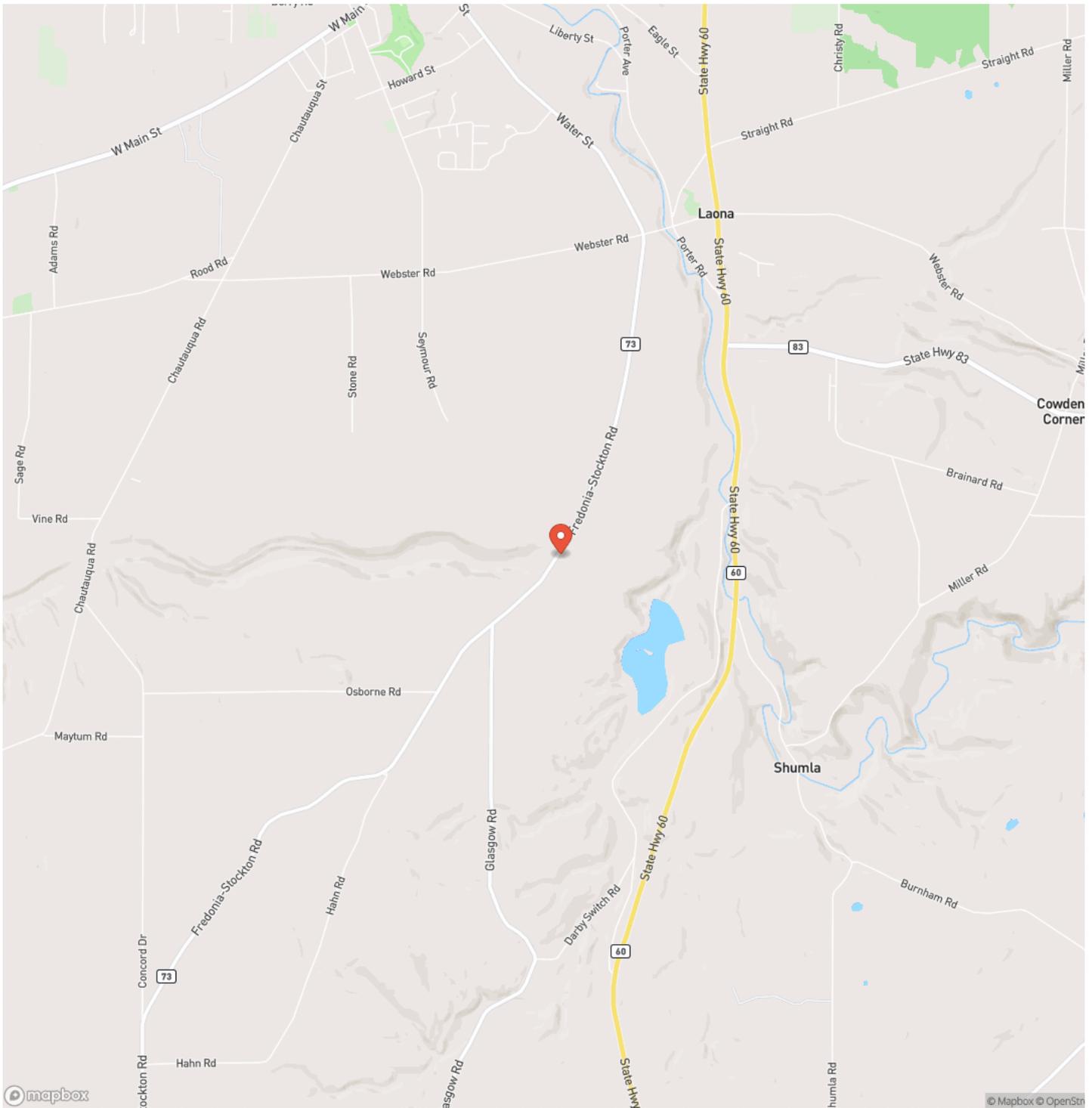
All oil, gas, mineral and timber rights will transfer. The property has 598 feet of road frontage on Fredonia -Stockton Road. Electric is available along the frontage.



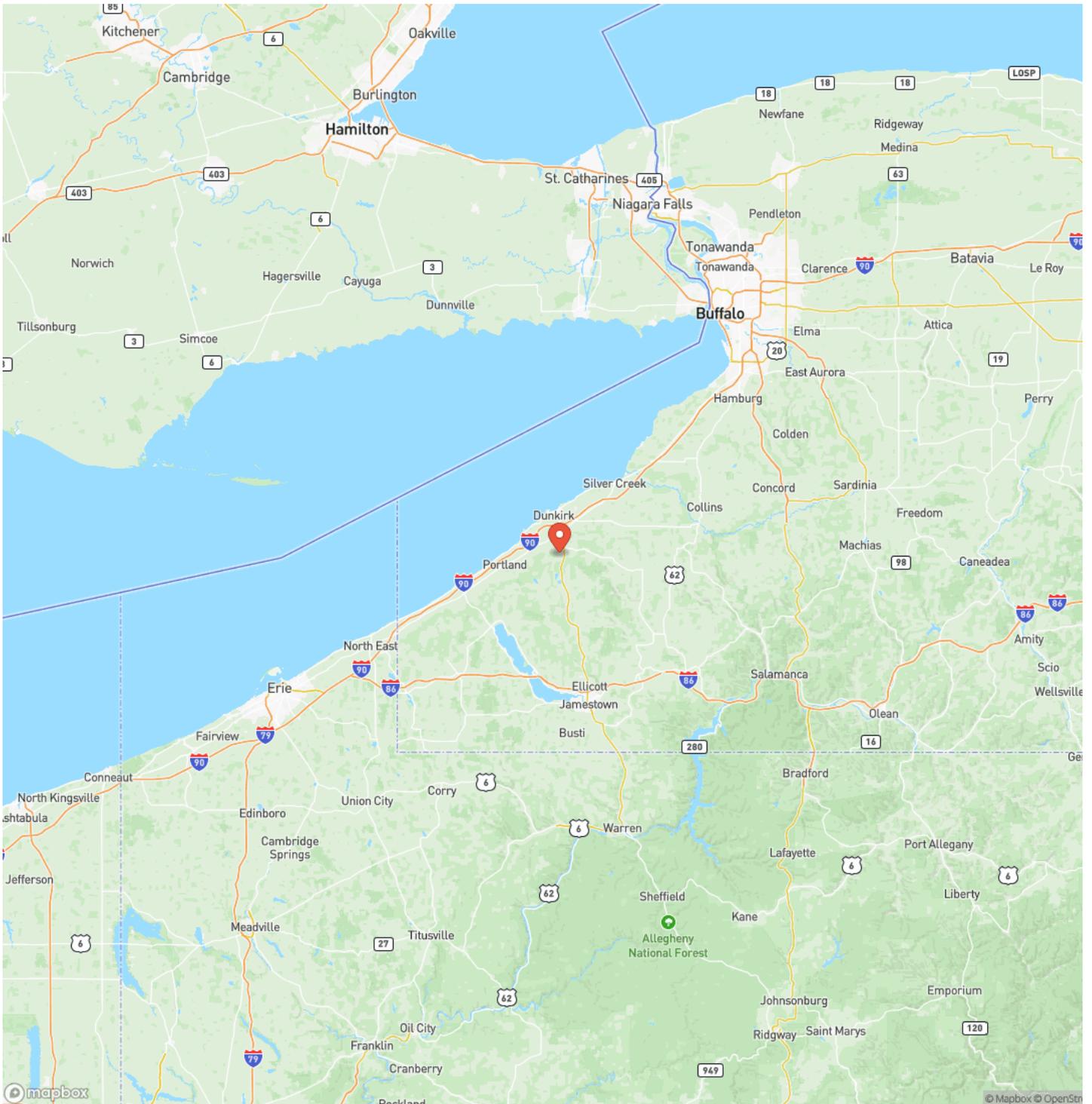
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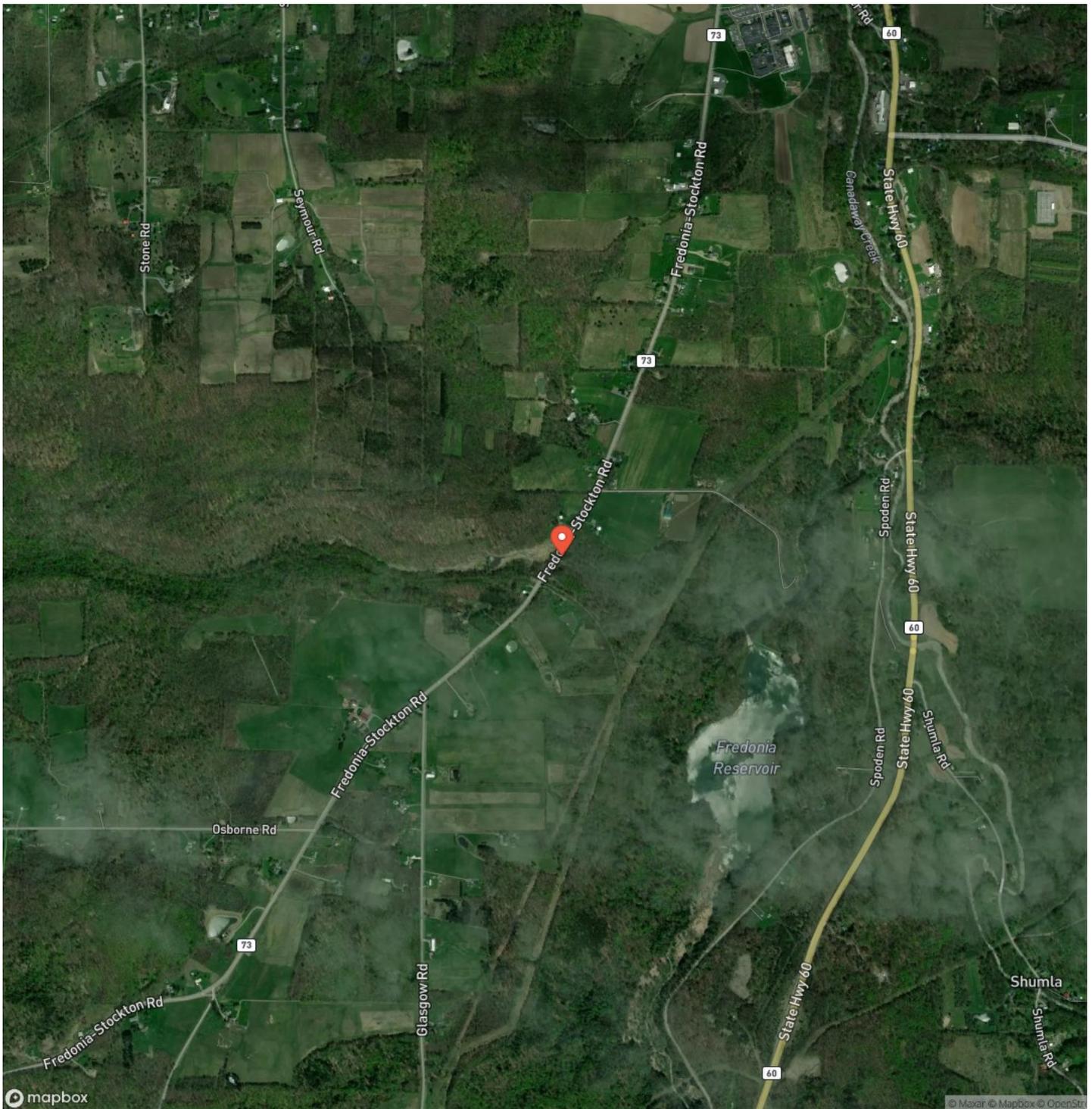
Locator Map



Locator Map



Satellite Map



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