

Stunning Stoneledge Vista
Stoneledge Road
Ashville, NY 14710

\$1,430,000
220± Acres
Chautauqua County



Stunning Stoneledge Vista Ashville, NY / Chautauqua County

SUMMARY

Address

Stoneledge Road

City, State Zip

Ashville, NY 14710

County

Chautauqua County

Type

Hunting Land, Recreational Land, Undeveloped Land, Farms,
Horse Property

Latitude / Longitude

42.1012 / -79.4009

Acreage

220

Price

\$1,430,000

Property Website

<https://www.landleader.com/property/stunning-stoneledge-vista-chautauqua-new-york/57678>



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PROPERTY DESCRIPTION

The property is located in a quiet, rural area and is being divided from the Seller's larger ownership. Multiple complete tax parcels and parts of two others combine for this fantastic opportunity to own a large property with beautiful views of Chautauqua Lake and the surrounding area. The north side fields off Stoneledge Road provide many locations where you can site a home and take in the lake view. The south side of the property offers a 20 mile view toward the State line and Cherry Hill. The sheer size offers many great places to build in the open or in seclusion!

The area is zoned Agricultural-Residential which allows for subdivision for single family homes with 1 acre of land and 150 feet of road frontage making this property a homesteaders or developers dream! The front portion with lake views and the south portion with mountain views is primarily in hay fields that are currently being rented so they are active, attractive and have no difficult clearing needed to begin building immediately.

There is about 85 acres in hay fields of the 99 total open acres that are paying the owners about \$3,400/year in rental. The balance of the property is mostly wooded with a great mix of both young and more mature hardwood timber species (hard maple, soft maple, cherry, red oak) and hemlock areas as well as brushy cover areas that attract and hold deer and turkey here. Portable tree stands are currently located in many of the best spots on the property and the Sellers have had great success here over time.

Besides the mast production from the red oak and beech along with available browse of seedlings and in the hay fields, the Seller also has previously developed food plots here using a variety of plant species desired by deer and turkey alike.

There is an intricate network of roads and trails throughout the property creating excellent access to most any part of the property. Agricultural equipment can easily tend to any of the fields while the balance of the trails provides quality hiking, hunting, ATV, snowmobile and cross-country skiing access. The diversity of rolling topography and some subtle drainages are great places to take in all the nature has to offer here.

In addition to being a great site for home or camp with multiple lake views, the property is also only about 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. It is 10 miles from the Chautauqua Institution, 75 miles from Buffalo and 160 miles from Pittsburgh.

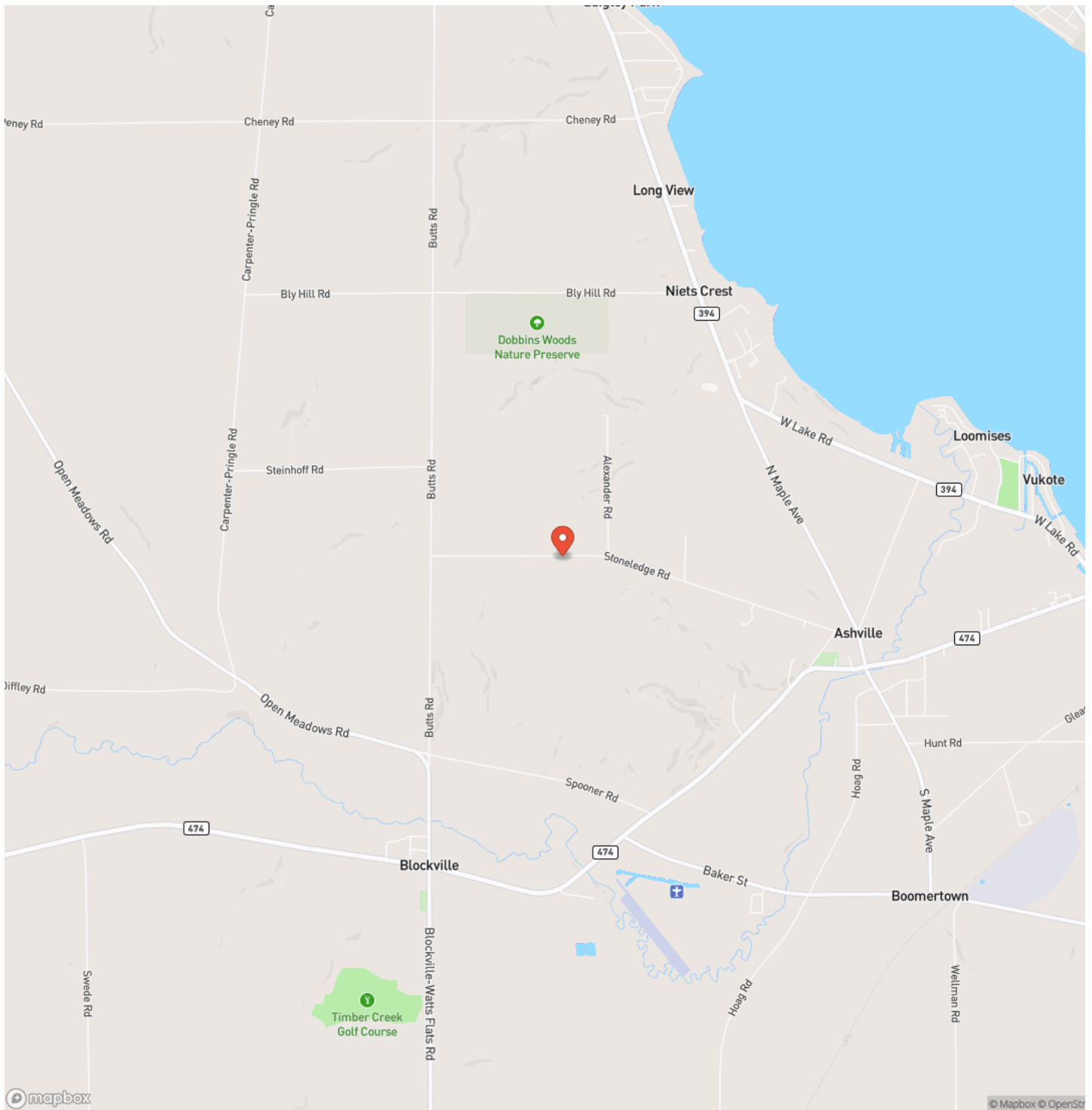
There is an older existing gas well and lease on the property. All oil, gas mineral and timber rights will transfer including rights to any royalties from production.

The property has approximately 2,900 feet of road frontage and electric is available at the road. National Fuel natural gas is available on about 1,160 feet of road front beginning at the northeast corner and going to 5148 Stoneledge Road.

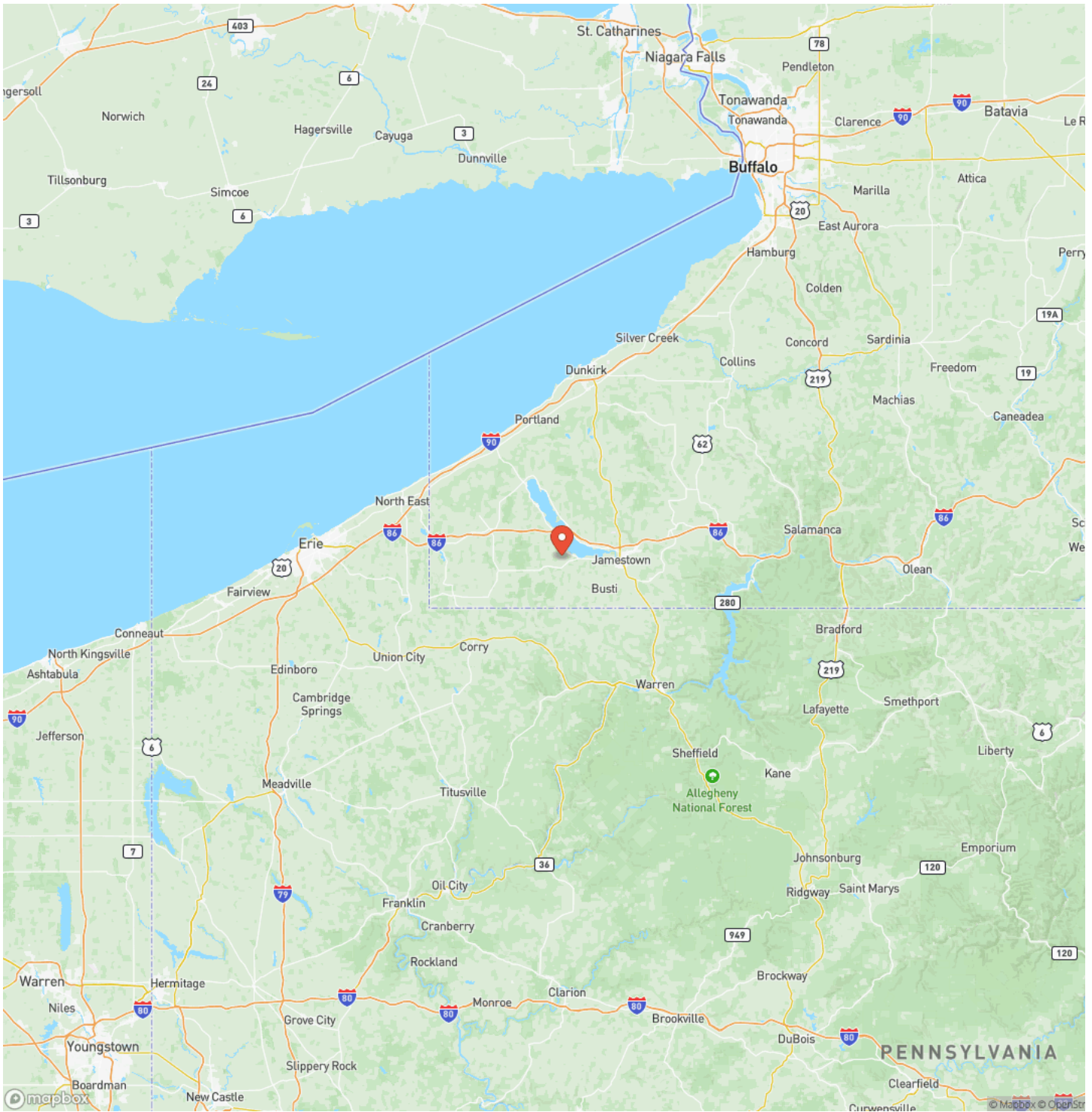
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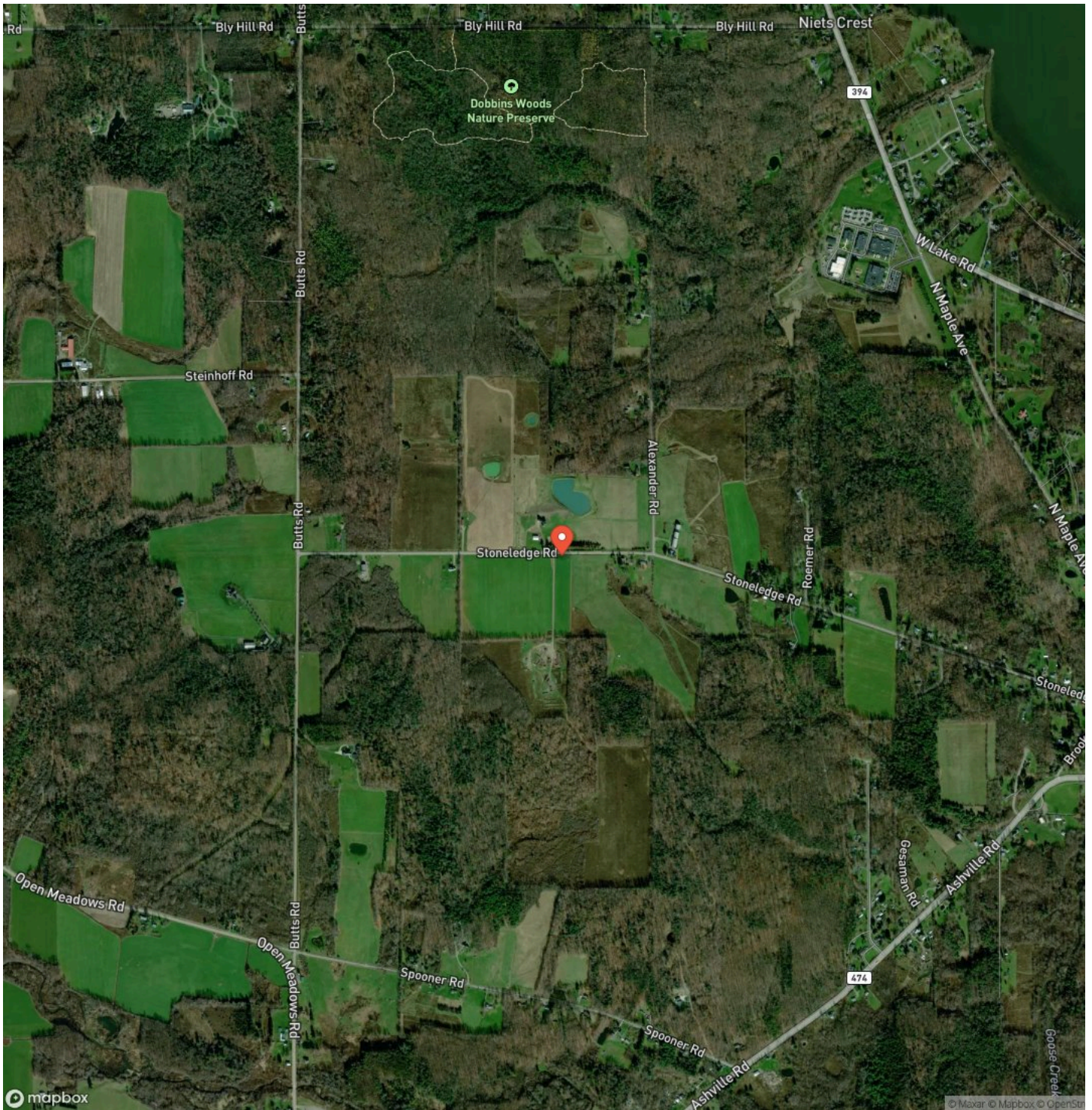
Locator Map



Locator Map



Satellite Map



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