

Hudson River Woodlot
State Route 28
Warrensburg, NY 12885

\$124,900
60.350± Acres
Warren County



Hudson River Woodlot
Warrensburg, NY / Warren County

SUMMARY

Address

State Route 28

City, State Zip

Warrensburg, NY 12885

County

Warren County

Type

Recreational Land, Hunting Land, Undeveloped Land, Riverfront

Latitude / Longitude

43.5744 / -73.8548

Taxes (Annually)

787

Acreage

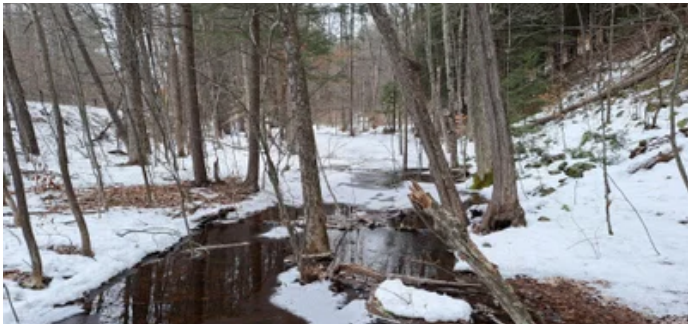
60.350

Price

\$124,900

Property Website

<https://www.landleader.com/property/hudson-river-woodlot-warren-new-york/36088>



PROPERTY DESCRIPTION

Southern Adirondack Land with frontage on the Hudson River. Located on Route 28 in the Town of Chester, this property boasts a stream, promising white pine timber, wildlife habitat, and recreational and hunting opportunities as well as direct access and frontage on the Hudson River.

The Hudson River Woodlot, when viewed from the roadside, appears deceptively steep and inaccessible. But across the stream and proceed up the main trail, near the northern boundary, and the terrain begins to level off and become favorable. To the South, beyond and below the height of the land, this property feels remote and secluded. It is this steep terrain, close to Route 28 which provides a visual buffer and sound barrier which provides the big-woods feel. There are no neighbors to be seen, yet you are less than a half mile from Route 28.

The property does not currently have an improved access from Route 28, but plenty of space exists to pull off on Route 28 and hike or ATV into the property. The property is zoned Rural Use by the Town of Chester, which is favorable for many rural activities. Hunting and fishing cabins less than 500 sq. ft. are allowed with a zoning permit from the Town of Chester.

Though the Hudson River frontage is steep, rocky and undeveloped, it is accessible for portaging a light canoe or kayak, fishing from the shoreline, picnicking or wading. The stretch of the upper Hudson is whitewater, which will provide for great adventures when it carries your canoe, kayak, raft or inter tube downstream. It is ~7 miles of Hudson River whitewater from this property to the confluence of the Schroon River, at the Thurman Bridge.

Decades of professional forest stewardship have promoted timber quality and diversity, as well as varied habitat for many wildlife species. There is an ample amount of white pine timber on the property. The parcel was last thinned ~10 years ago. The hemlock and pine trees offer important thermal cover for wintering deer, and the red oak trees contribute acorns as a critical food source for deer, bear, and turkey. There is a small wetland adjacent to the southern boundary and a forested wetland at the northeaster corner of the property offering cover and a wildlife water source. There are favorable locations around the property to create wildlife food plots to enhance your hunting or wildlife viewing opportunities.

The property is under the Fisher 480 Forest Tax Law, which provides a handsome reduction in taxes, while being less burdensome than its 480a tax law successor. Property lines are marked with pink flagging, as well as more permanent blazes and paint, which follow old agricultural fencing and stone wall remains.

This region offers boating in nearby publicly accessible lakes (Loon, Brant and Schroon Lakes, Lake George); canoeing, kayaking, whitewater rafting on the Hudson and Sacandaga Rivers; and hiking, camping, and hunting on hundreds of thousands of acres on nearby State Land. Dining, entertainment, and modern conveniences can be found in Warrensburg, Chestertown, and Lake George Village.

The Hudson River Woodlot is just 7 miles from Warrensburg, the closest town with all the amenities and services, and 13 miles from Gore Mountain. It is less than an hour from Saratoga Springs and 4 hours from NYC.

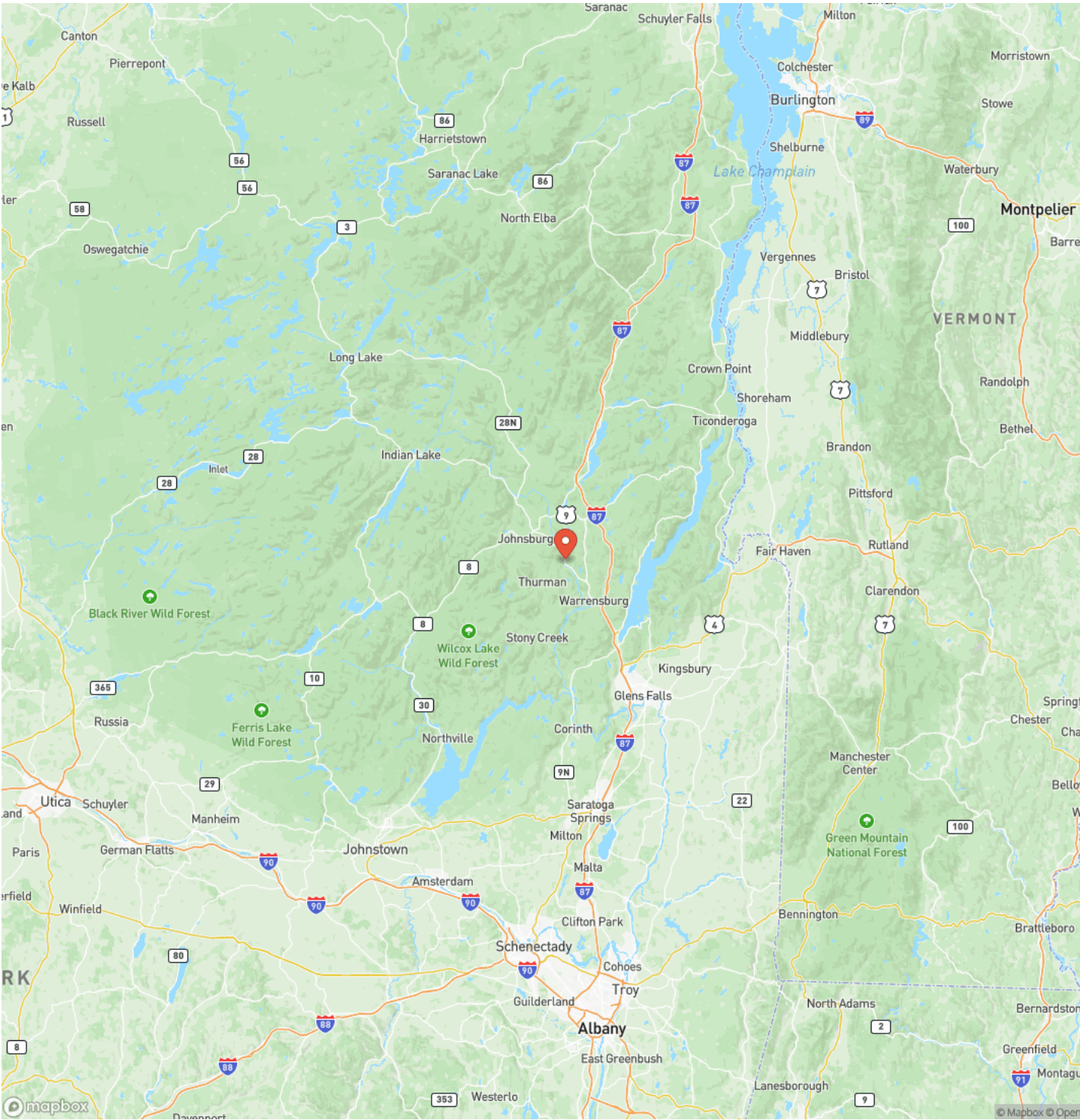
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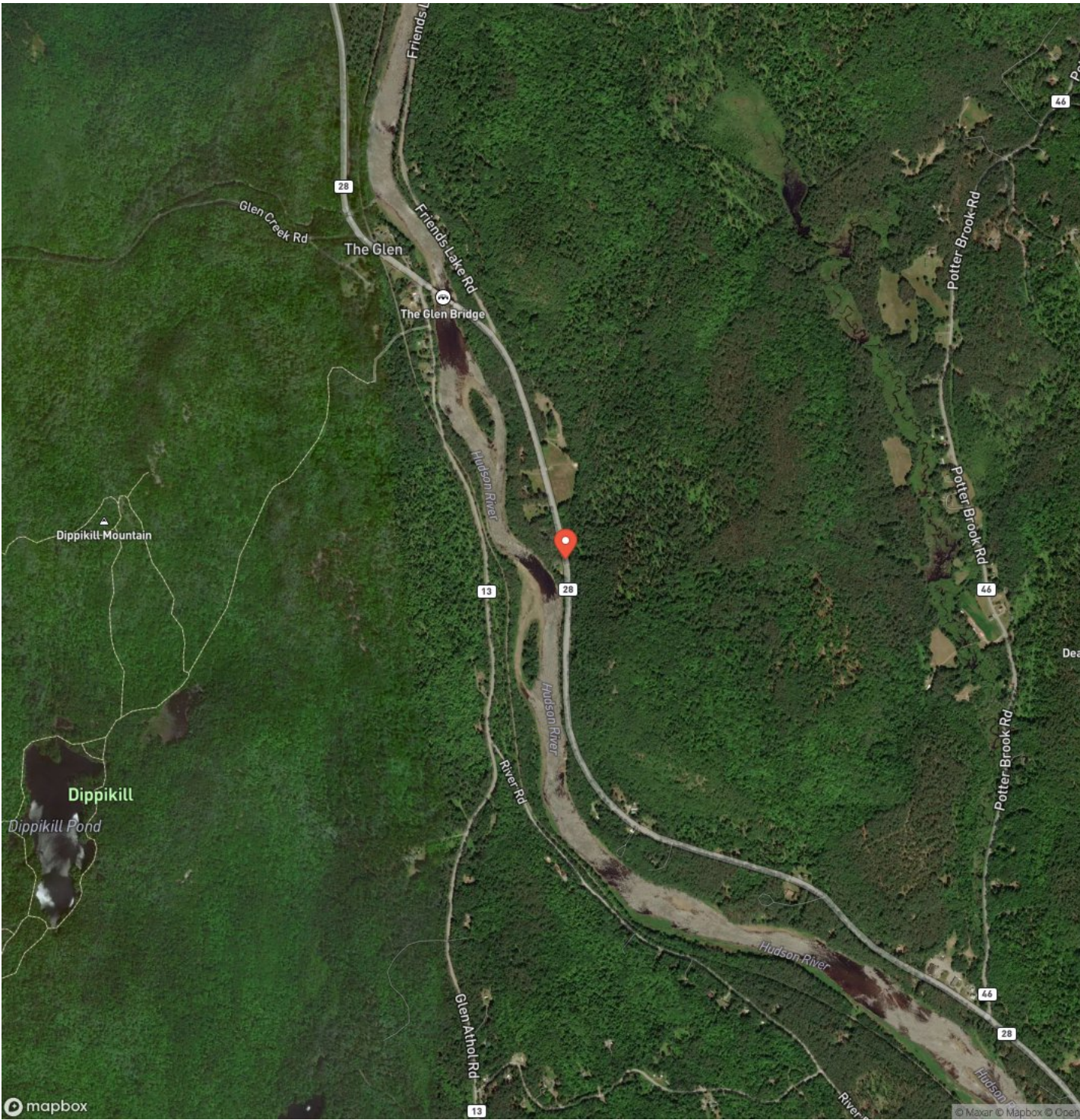
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Warrensburg, NY 12885

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

TimberlandRealty.net

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