

Sacandaga Woods & Wildlife
off Apple Creek Lane
Hadley, NY 12835

\$325,850
343.300± Acres
Saratoga County



Sacandaga Woods & Wildlife
Hadley, NY / Saratoga County

SUMMARY

Address

off Apple Creek Lane

City, State Zip

Hadley, NY 12835

County

Saratoga County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland,
Business Opportunity, Horse Property

Latitude / Longitude

43.3266 / -73.9298

Taxes (Annually)

3219

Acreage

343.300

Price

\$325,850

Property Website

<https://www.landleader.com/property/sacandaga-woods-wildlife-saratoga-new-york/42121>



PROPERTY DESCRIPTION

343 acres of recreational timberland in the southern Adirondack Park, located near Great Sacandaga Lake, Stewarts Pond, the Sacandaga River, and all the recreational opportunities the region has to offer. The Great Sacandaga Woods & Wildlife property is ideal for ATV or horse riding, hiking, camping, hunting and trapping, and for siting an RV or an off-grid camp. The property is surveyed and has a deeded right-of-way from Apple Creek Lane, with good physical access for a truck, as well as numerous ATV & logging trails throughout the property. Electric service is ~1,600 feet from the last residence on Apple Creek Lane.

The Great Sacandaga Woods & Wildlife property is zoned Rural Use, 8.5 acres, by the Adirondack Park Agency (APA). With its favorable site characteristics (elevation, soils) and its proximity to a multitude of recreational opportunities (Great Sacandaga Lake & Stewarts Pond for boating and fishing, whitewater rafting on the Sacandaga & Hudson Rivers), this property has potential for a glamping or horseback riding business (zoning permitted).

The beaver pond at the rear of the property is a dominant water feature. This pond (like other, smaller ones nearby) has been created by resident beavers, whose lodges can easily be viewed from the shore. An important natural feature for attracting and supporting wildlife, the pond serves as a source of water and food for all types of fauna, including, but not limited to, whitetail deer, moose, black bear, waterfowl, and many smaller games species.

Wildlife importance aside, the pond is a focal point of attraction for the property. It is easily accessible via logging and recreational trails on foot or by ATV. The woods adjacent to the pond would serve as a scenic location for a primitive camp.

The Great Sacandaga Woods & Wildlife property also contains Dillon Mountain, its peak easily accessible on foot or via ATV, offering year-round and seasonal views of Great Sacandaga Lake and the mountains beyond. Atop Dillon Mountain, there are several acres of level ground, covered by blueberry groundcover and a canopy of oak trees, offering another site for primitive camping, as well as the potential for developing views to the west and south with selective tree cutting.

Timber species include hardwoods (red oak, sugar and red maple, yellow birch) and softwoods (white pine, hemlock and an occasional spruce or fir). The property has not been harvested since 2005 under the current owners' tenure. Portions of the property contain mature and merchantable timber, while others areas are covered by a younger forest of saplings and poles. This property presents an excellent opportunity to manage the timber for a long-term crop, while at the same time managing the resource for wildlife habitat.

Current owner has invested in a boundary survey (2004) as well as a land feasibility study (2005) to determine the property's development opportunities. The latter is available upon request.

The Great Sacandaga Woods & Wildlife property is less than 7 miles from Hadley/Lake Luzerne for all your basic needs, and ~1/2 hour from Saratoga Springs and Queensbury, with dining and other attractions. Albany International Airport is just over an hour, and Saratoga & Warren County airports are each ~40 minutes. Montreal is ~3 hours and NYC is under 4 hours.

Property is gated just past #17 Apple Creek Lane. Please contact listing agent, John O'Donnell prior to entering. See blue flagging at gate and up the Right of Way road, property begins when there is pink flagging.

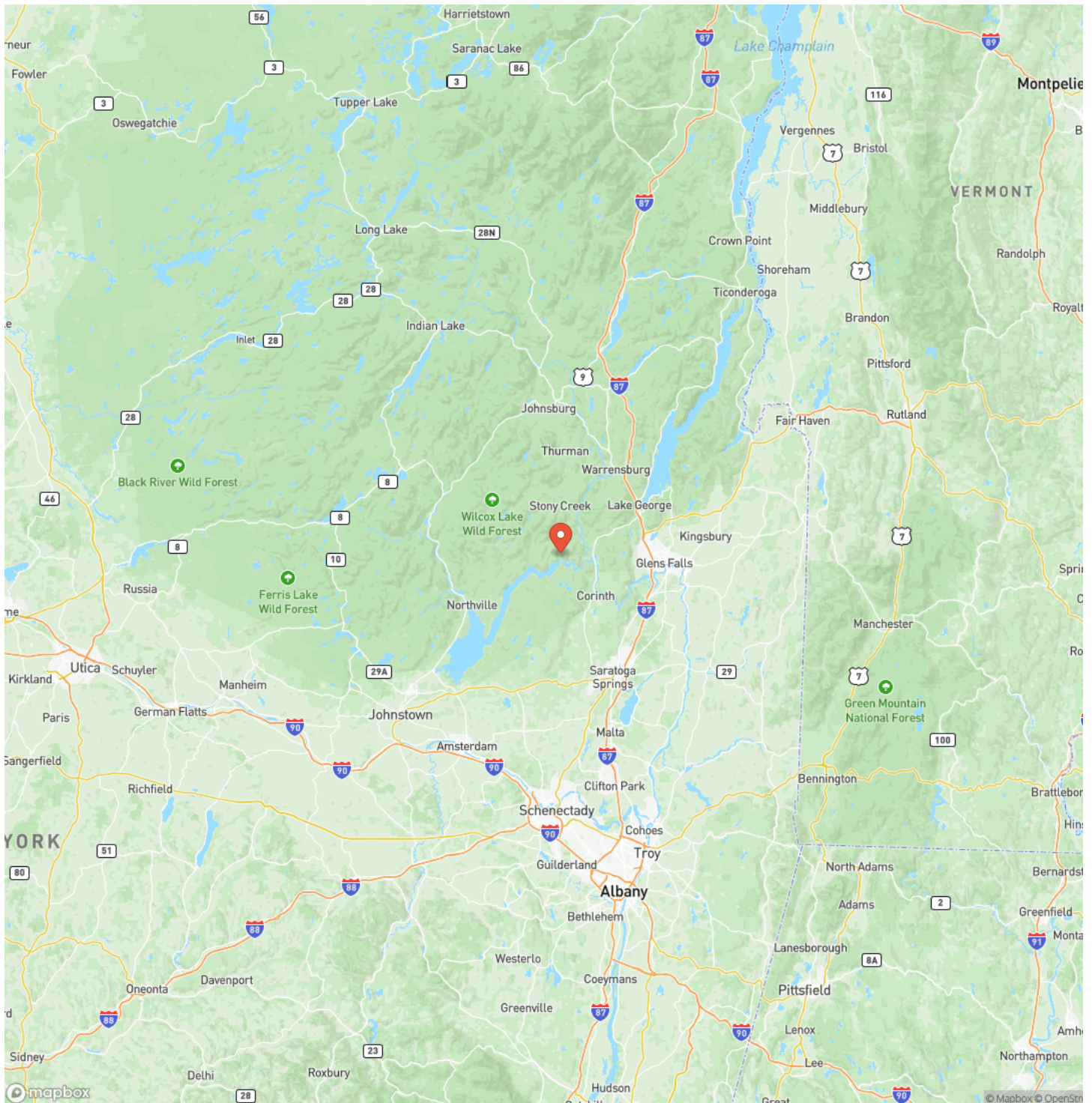
Sacandaga Woods & Wildlife
Hadley, NY / Saratoga County



Locator Map



Locator Map



Satellite Map



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