

**The Adirondack**  
Valentine Pond Road  
Adirondack, NY 12808

**\$349,900**  
70± Acres  
Warren County





**The Adirondack**  
**Adirondack, NY / Warren County**

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**SUMMARY**

**Address**

Valentine Pond Road

**City, State Zip**

Adirondack, NY 12808

**County**

Warren County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

43.757 / -73.7535

**Taxes (Annually)**

1530

**Acreage**

70

**Price**

\$349,900

**Property Website**

<https://www.landleader.com/property/the-adirondack-warren-new-york/44479>



### **PROPERTY DESCRIPTION**

Take advantage of this splendid opportunity to own a 70-acre Adirondack woodlot located just outside the picturesque village of Adirondack within minutes of Schroon Lake, Brant Lake, the Schroon River, and 46,000 acres of State Forest Preserve.

With over 1,400 feet of road frontage, this property is favorably zoned for subdivision. Town zoning indicates that the road frontage (~17 acres) is R1-2, which allows for 1.3-acre subdivision. The remaining acreage is zoned LC-10, with a 10-acre lot size, which intends to keep a more rural character to the area.

This property has been in the same family for ~50 years and has been used for passive recreation, hunting, and as of late, long-term forest management. The forest management has enhanced the timber quality and health, wildlife habitat, and access into the property for recreational use. The listing agent has been the landowner's forester on this property since 2017.

The property slopes gently upward from Valentine Pond Road, to a height of land ~1,140 feet in elevation. Views to the west, north, and east could be developed at this location with selective tree cutting. Through the trees, a small area of Schroon Lake can be seen. This location has been marked, with blue and pink flagging, on the property, and is designated with a red X on the interactive map.

A perennial creek enters this property from the southern boundary and meanders ~900 feet, parallel to Valentine Pond Road, before exiting the property on its way Schroon Lake. This property was at one time part of a larger farm, evidenced by sections of split rail fence along boundaries, stone walls, and tree species indicative of hilltop pastures.

While this property can be subdivided, it would also make for a great hobby farm by restoring the hilltop pastures, enhancing the long-distance views to the west and north through selective tree cutting. As well, this property could accommodate horses, with some necessary trail improvements. Perhaps an investment and development into the recreational and tourism business with cabins or tenting.

This property is ideally located only 15 minutes from Chestertown for your dining, groceries, hardware, and automotive needs, and just ½ hour from Bolton Landing, the Sagamore, and Lake George. It is less than 15 minutes from I-87, providing easy access to Saratoga Springs (< 1 hour), Albany Airport (just over an hour), Montreal (2½ hours), and NYC (4+ hours).



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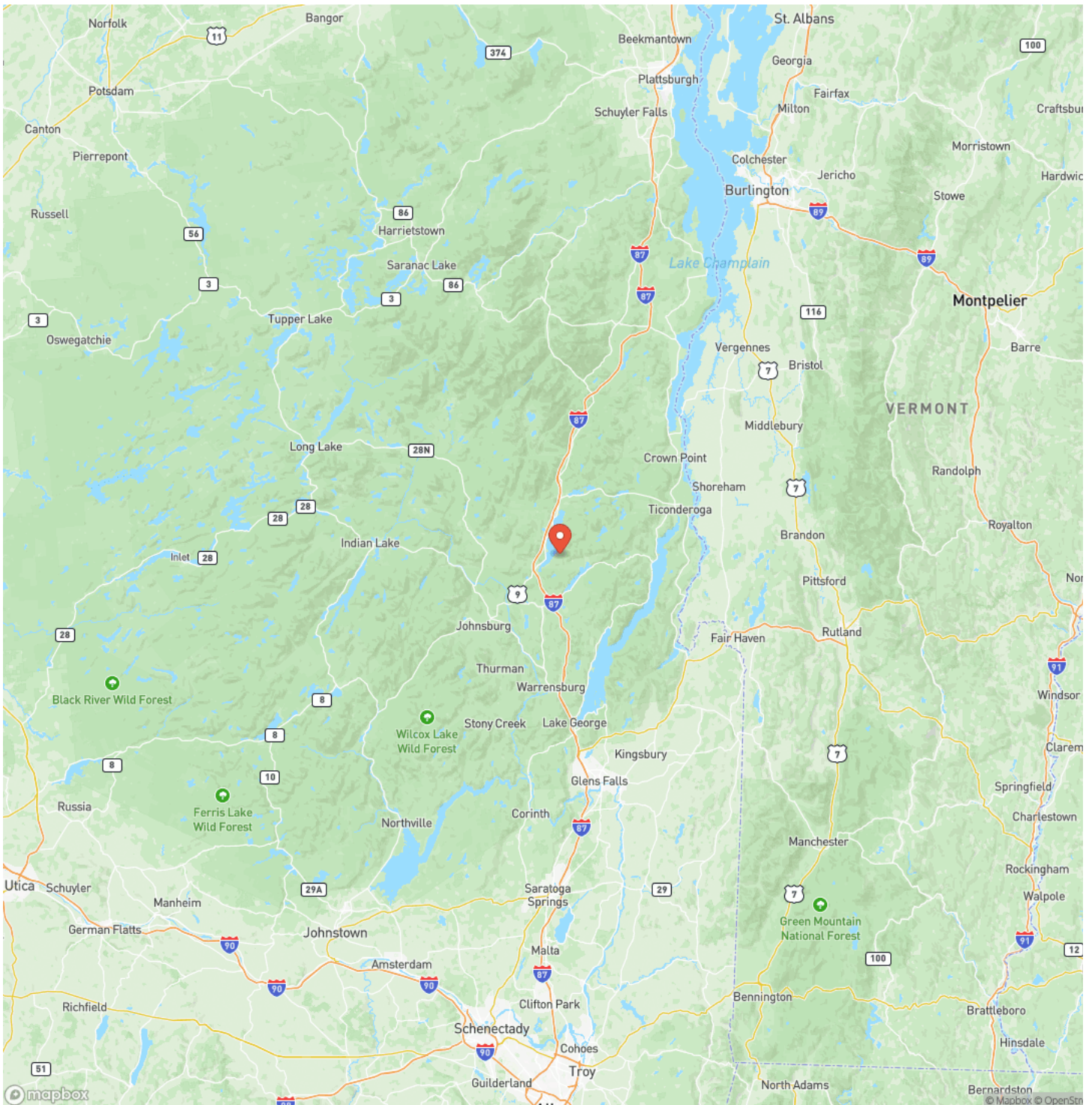


## Locator Map



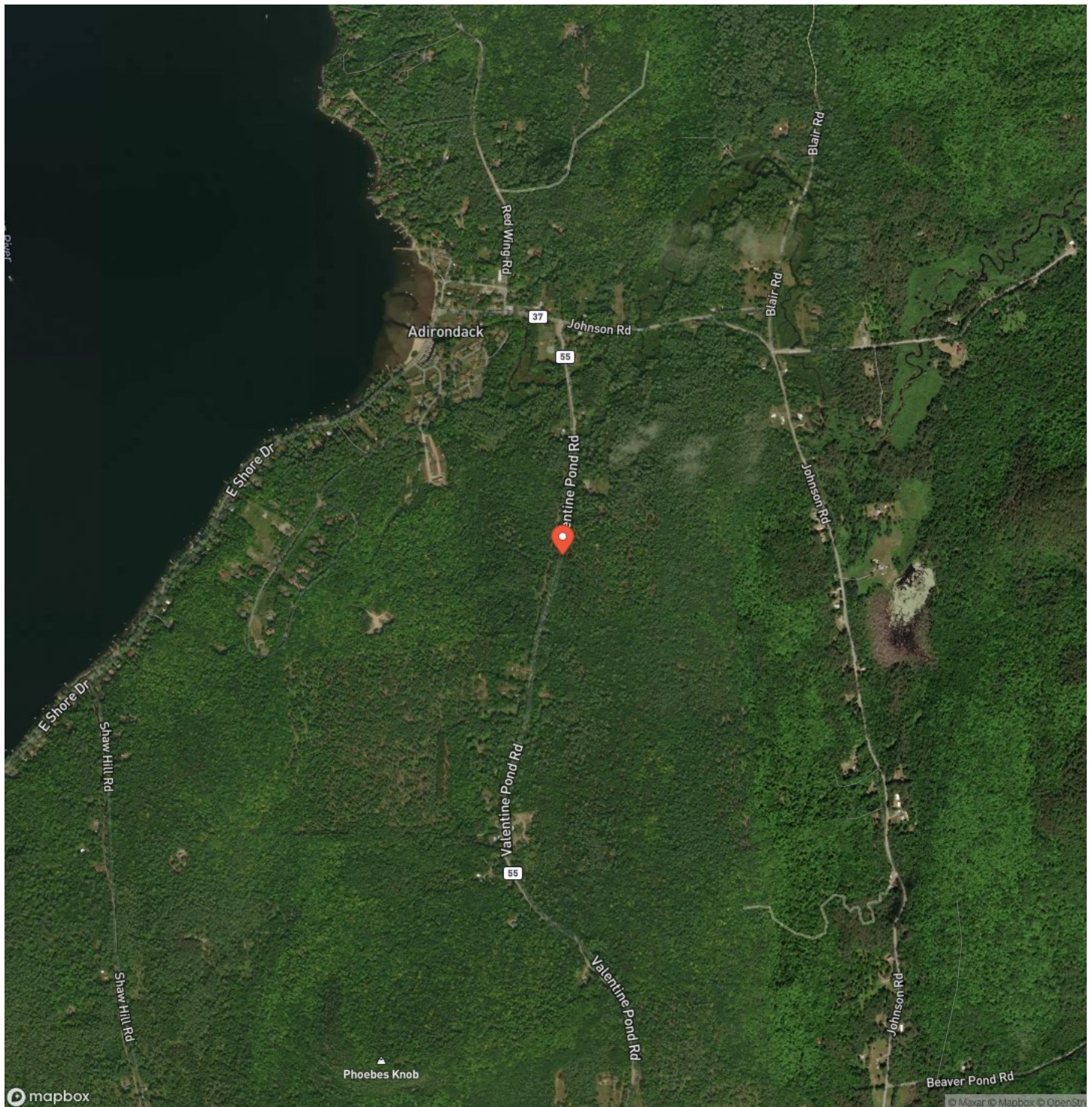


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

John Odonnell

## Mobile

(518) 538-3373

## Email

jodonnell@timberlandrealty.net

**Address**

POB 428 135 Pack Forest Road

## City / State / Zip

Warrensburg, NY 12885

## NOTES

[illegible]



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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