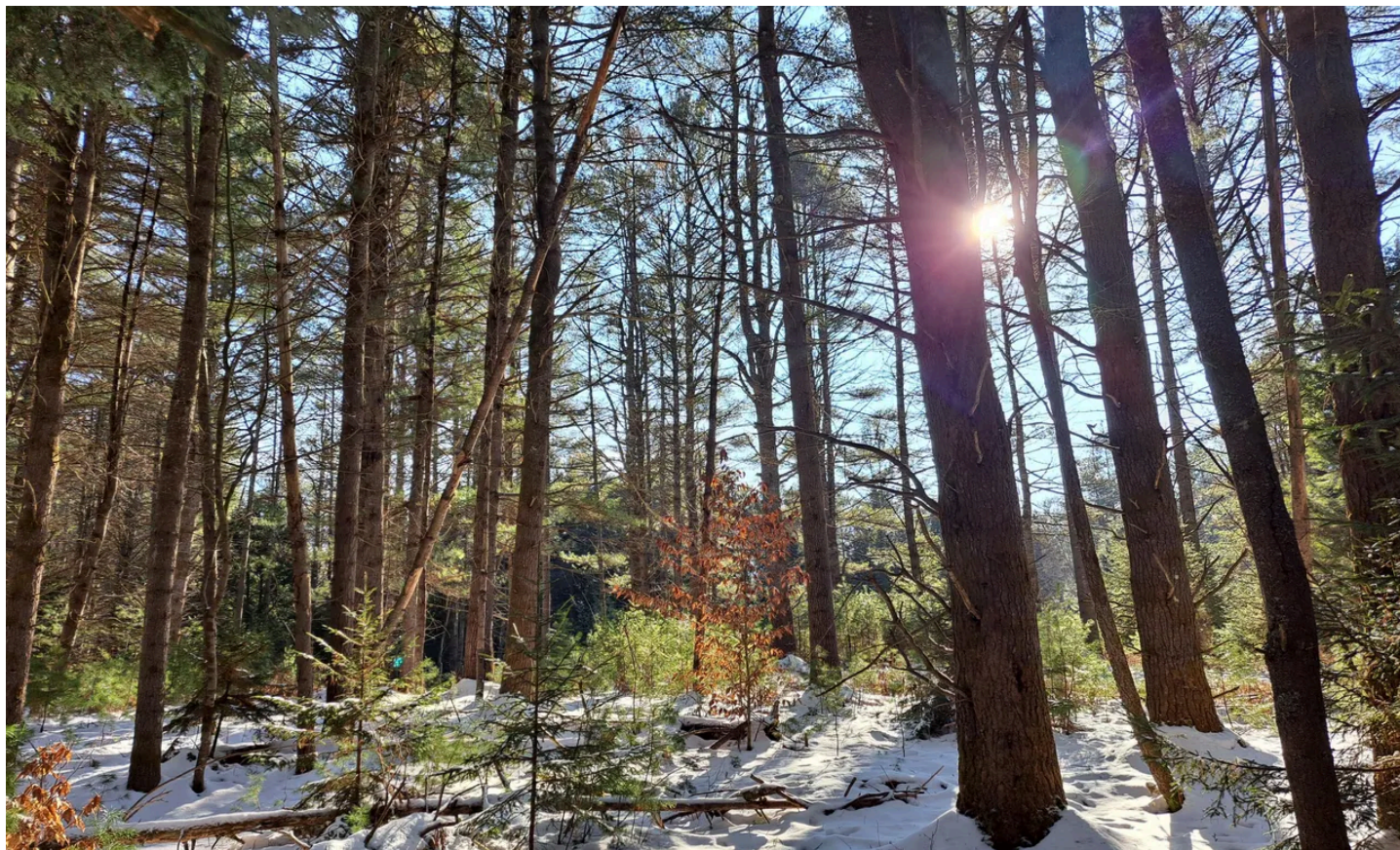


Rice Road Retreat
Rice Road
Northville, NY 12134

\$149,900
63.740± Acres
Hamilton County



Rice Road Retreat
Northville, NY / Hamilton County

SUMMARY

Address

Rice Road

City, State Zip

Northville, NY 12134

County

Hamilton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

43.2948 / -74.1788

Taxes (Annually)

2172

Acreage

63.740

Price

\$149,900

Property Website

<https://www.landleader.com/property/rice-road-retreat-hamilton-new-york/49952>



Rice Road Retreat

Northville, NY / Hamilton County

PROPERTY DESCRIPTION

Only minutes from Northville and the Great Sacandaga Lake, with plenty of public boating access, Rice Road Retreat property offers abundant game signs, showing good potential for a favorable hunt. This secluded woodlot also provides an opportunity to site a private cabin or a home.

The 64 acres have been surveyed by the current owner, establishing with certainty the actual acreage, property corners, and boundaries. Because the property has not been timbered in nearly 20 years, forest is mature and stately in appearance. The diverse mix of softwood and hardwood species includes hemlock, white pine, red spruce, white ash, red maple, and yellow birch.

An unnamed creek, originating from a pond on Rice Road and joining East Stony Creek, passes through this property for a short distance, offering an aesthetic feature to be enjoyed by the new owner. In addition to this creek, there is a small seasonal stream on the property that serves as a watering hole for transient wildlife.

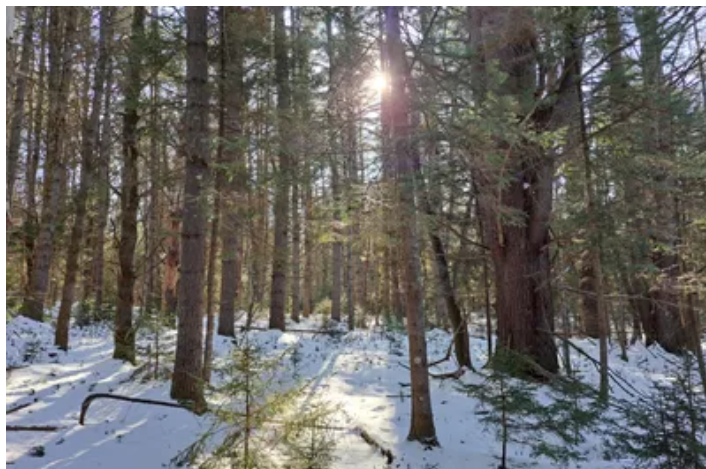
The property has 228-feet of road frontage on a year-round town maintained road. Electric is at the roadside. Rice Road is a dead-end road, with very little traffic other than the adjacent residents.

The Rice Road Retreat property would be an excellent rifle or bow hunting parcel. Water is available via seeps and streams and food plots could be strategically located. There is an 800' powerline right-of-way passing through the NE corner that would be a great location for a food plot; there is no need for cutting or stumping the ground, so the hard work has already been done. Wildlife signs were observed for whitetail deer, turkey, fisher, and coyote. The region is also noted for bear and moose sightings.

This property is within minutes of over 500,000 continuous acres of State Forest Preserve, publicly-accessible for recreational pursuits including backcountry camping, fishing, hiking, and hunting. East Stony Creek and the Sacandaga River offer world-class rafting, kayaking, and fishing. The property is only 7 miles from the Great Sacandaga Lake, with public launches at Northville, as well as marinas and boat-accessible lakefront restaurants. Gore Mountain is less than an hour from the property, so the ski slopes are also within reach.

The Rice Road Retreat is 7 miles from Northville, for easy access to amenities, including groceries, gas, hardware, and dining. It is less than an hour off Exit 27 of the NYS Thruway, under an hour from Saratoga Springs, 2.5 hours from Syracuse, and 4 hours from NYC. There are several small airports in the region that could shorten your commute to this fantastic Adirondack property.

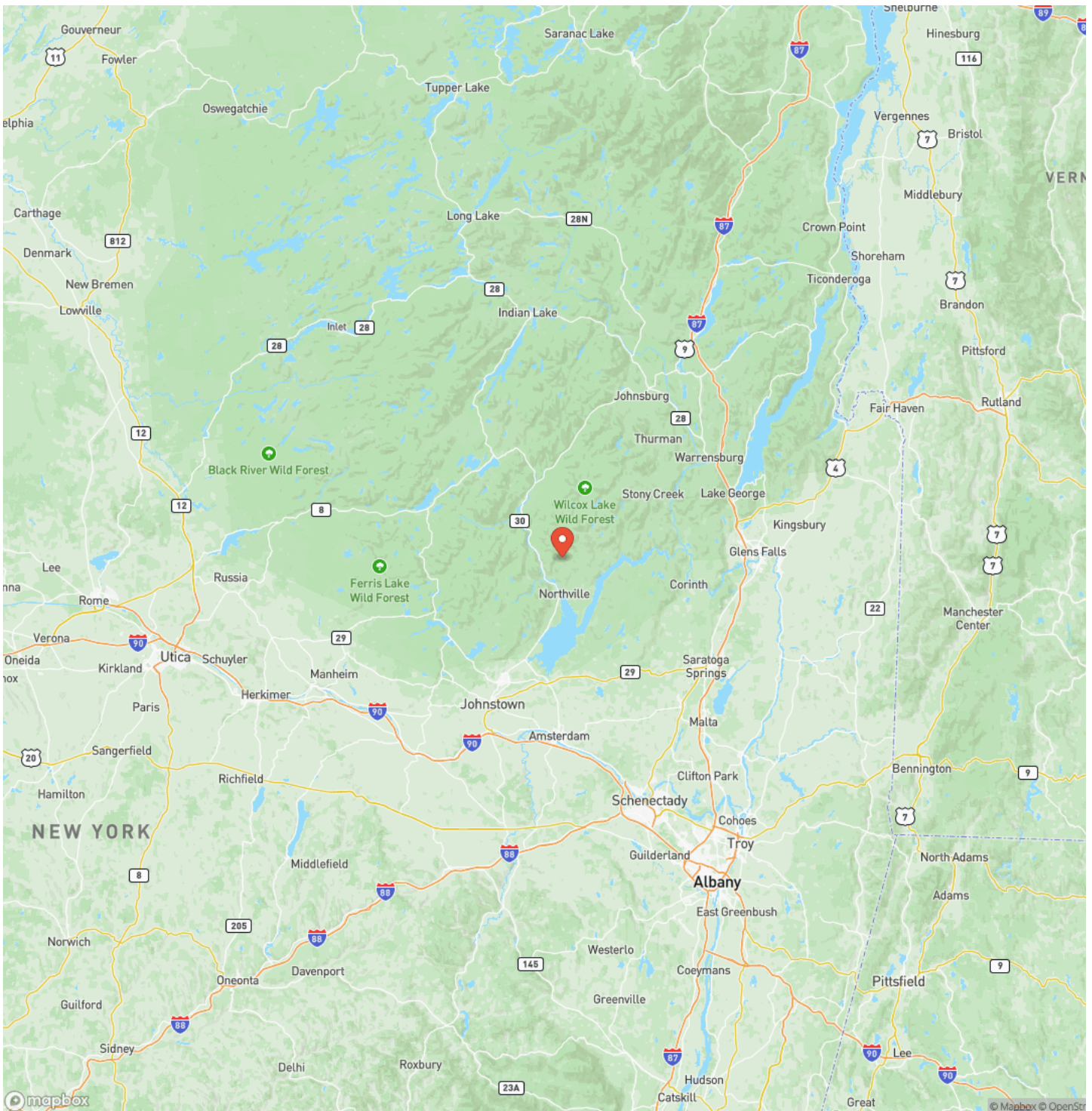
Rice Road Retreat
Northville, NY / Hamilton County



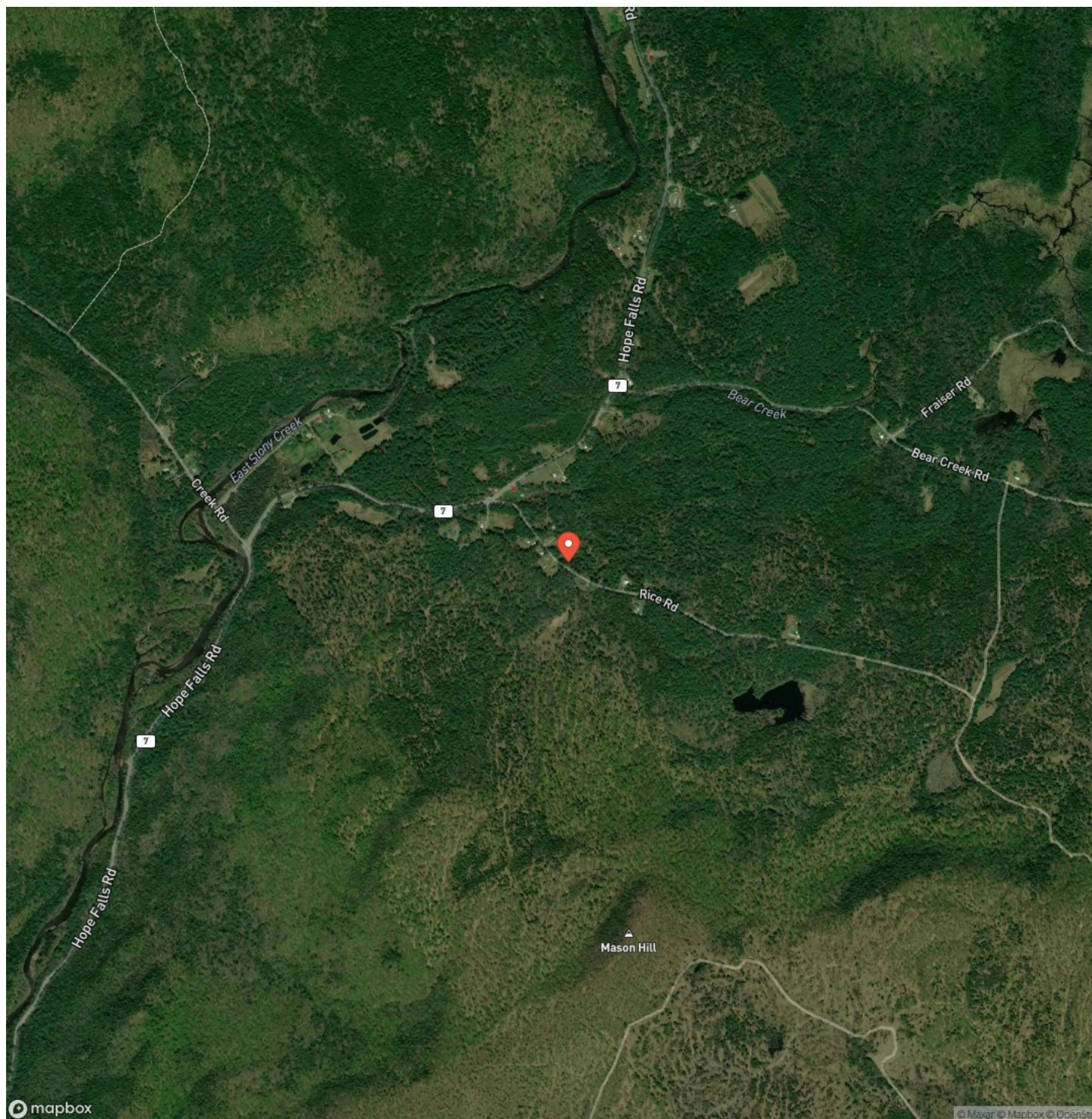
Locator Map



Locator Map



Satellite Map



Rice Road Retreat
Northville, NY / Hamilton County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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