

Beaver Creek Wild Woods
Old Mountain Alone Road
Heuvelton, NY 13654

\$84,900
72.700± Acres
St. Lawrence County



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Heuvelton, NY / St. Lawrence County

SUMMARY

Address

Old Mountain Alone Road

City, State Zip

Heuvelton, NY 13654

County

St. Lawrence County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

44.5666 / -75.3982

Taxes (Annually)

1513

Acreage

72.700

Price

\$84,900

Property Website

<https://www.landleader.com/property/beaver-creek-wild-woods-st-lawrence-new-york/52793>



PROPERTY DESCRIPTION

This secluded, 72.7-acre wooded parcel lies approximately one-half mile east of the East Road and is accessed via the 'unimproved' Old Mt. Alone Road, which is used and maintained by the adjoining landowners. Access to electric and communication utility lines is available roughly four-tenths of a mile west of the property. That being the case, consider disconnecting from all those ties to civilization and discover new found freedom 'off the beaten path,' on an off-grid property with options to build your own seasonal camp, or cabin!

The gem of the property is the meandering Beaver Creek which defines the eastern boundary. A boat launch access point to the Creek is found in the northeastern corner of the property. From there one can navigate a canoe, kayak or small row, or motor boat up and downstream to enjoy all the outdoor features this waterway has to offer! The boat access location is roughly a 15-minute walk from the parking area (the recommended place to park and turn around a passenger vehicle) as shown on the listing maps, at the end of the drivable portion of the Old Mt. Alone Road. Heading east from the parking area the old road becomes a trail suitable for walking or ATV type vehicles. The terrain is relatively level which supports open wetlands and shrub swamps characteristic of this area. Upland hardwood trees and shrubs are found along the trail as one approaches the creek. The more predominant trees species are: red and white oak, sugar, red and silver maple, black cherry, basswood, white and black ash, beech, butternut, aspen, and elm. White cedar is commonly found in seasonal flooded areas and along the shoreline of the creek. One might consider the boat launch site to be the perfect setting to set up camp, fish, and enjoy the night sky around a crackling campfire.

Wildlife signs on the property are plentiful as well, with waterfowl and whitetail deer hunting being two of the current owners' favorite activities. Other game and non-game species you could expect to encounter in this area include; bear, grouse, turkey, woodcock, rabbit, fox, coyote, raccoon, and songbirds to name a few.

A small softwood plantation, likely planted in the 50's or 60's, is found just southeast of the parking area. The pole and small sawtimber size red pine trees present would be of suitable quality and dimension for a rambunctious builder to construct several small rustic log cabins.

Outdoor enthusiasts that live in the 'North Country,' or visit this region, have the option to hike, bike, cross country ski, kayak, canoe, camp, motorboat, snowshoe, fish, hunt, swim, ice fish and ride their snowmobiles and ATV's, if not on their own property, not too far from where they vacation or live.

Black Lake, the Oswegatchie River, Beaver Creek and numerous smaller creeks in the area are famous for native brook trout and other popular game fish. Anglers can launch their 'cartop' boat at the nearby Eel Weir State Park on the Oswegatchie River and travel for miles up the river, or take a right at the 'Y' to access Black Lake to pursue; large and smallmouth bass, northern pike, brown and brook trout, yellow perch, brown bullhead, crappie, channel catfish, walleye, and muskellunge.

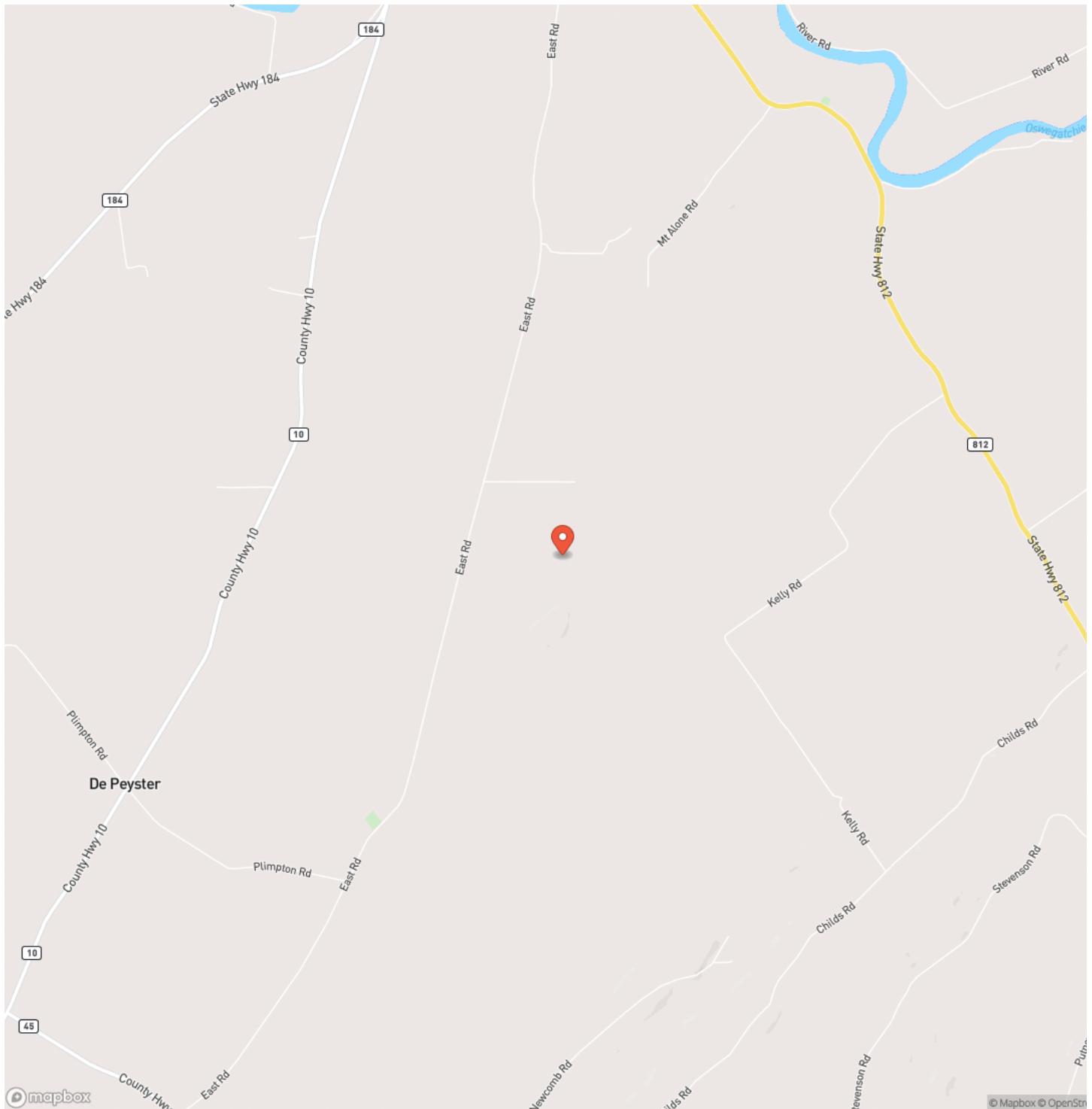
From this location, the St. Lawrence River, the Adirondacks, numerous State Forests and Canada are within an hour's drive, where you, your family and friends will find an enormous variety of scenic and recreational opportunities. Not fond of traveling? Then stay right on your property and set up camp on Beaver Creek to enjoy all the peace, solitude and natural outdoor beauty Northern New York has to offer.

Please note: The property may not be accessible from the Old Mt. Alone Road with low-clearance vehicles. The owners advise interested parties (after contacting Timberland Realty first) to walk in from the East Road, or drive in with a high-clearance vehicle. Passenger vehicles should not attempt to go any further on the property than the parking area as described above, and as designated on the listing maps. Also, deer stands, boats and canoes shown in the property pix are not included in the sale of this property.

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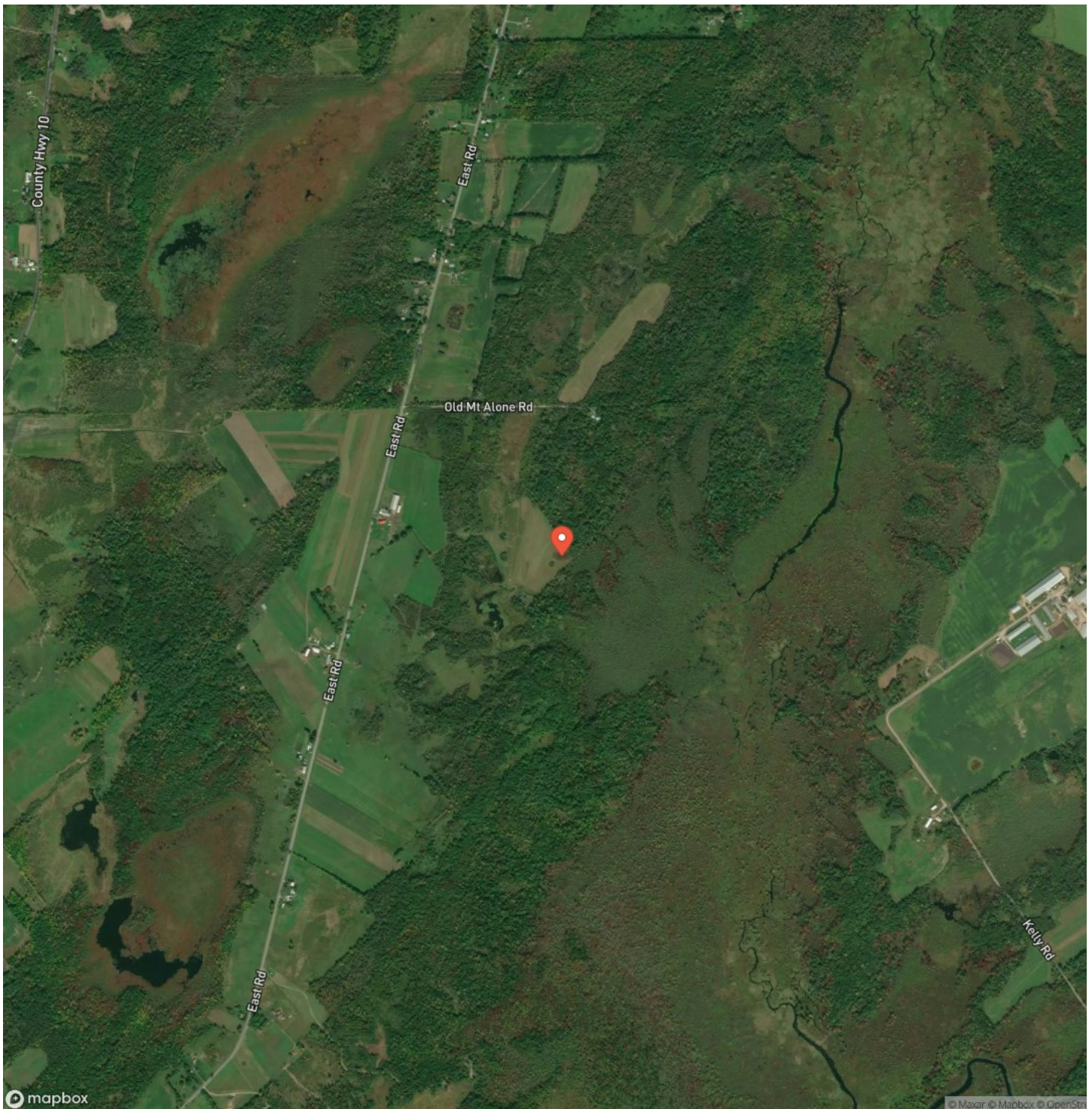
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Empie

Mobile

(315) 376-4433

Email

dempie@timberlandrealty.net

Address

8994 Number Four Road

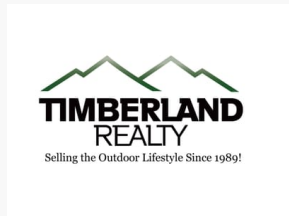
City / State / Zip

Lowville, NY 13367

NOTES

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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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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