

**Altona Bucks and Birds**  
**Military Turnpike**  
**Ellenburg Depot, NY 12935**

**\$130,000**  
**53.105± Acres**  
**Clinton County**





**Altona Bucks and Birds**  
**Ellenburg Depot, NY / Clinton County**

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**SUMMARY**

**Address**

Military Turnpike

**City, State Zip**

Ellenburg Depot, NY 12935

**County**

Clinton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Commercial

**Latitude / Longitude**

44.882 / -73.7832

**Taxes (Annually)**

677

**Acreage**

53.105

**Price**

\$130,000

**Property Website**

<https://www.landleader.com/property/altona-bucks-and-birds-clinton-new-york/55809>



## **PROPERTY DESCRIPTION**

Located where the Adirondack foothills end and the St. Lawrence Valley begins, the Altona Bucks and Birds property is 53 acres of prime hunting and recreational land, for deer, birds, and bears.

The property has been surveyed, with the corners monumented and the boundary lines blazed and painted. It is favorably-zoned, with the roadside zoned as Industrial-Commercial (I/C) and the remaining acreage as Rural Use (RU). Both zoning types permit single-family homes, but allow for other uses with further consideration.

There is a powerline right-of-way (ROW) passing in an E-W direction that occupies ~11 acres. The ground beneath the powerline is owned by the Seller, transferring with the property. While there are some restrictions, there is full access across and under the ROW. Several locations on the ROW could be developed into productive food plots to enhance the hunting experience. This ROW is integral in connecting several hundred miles of snowmobile trails throughout a number of northern Adirondack counties, thus providing the new owner with easy, direct access to the network.

The topography of the Altona Bucks and Birds property is level to rolling, with an unnamed perennial creek flowing near the western boundary. This creek is an important tributary to the North Branch Great Chazy River and is likely to harbor native brook trout. Fishing aside, this creek is an important aesthetic feature, offering the soothing sound of rushing waters. There are 2 other, smaller streams, one perennial at the eastern end of the property, and the other located in the middle of the property. The latter terminates just south of the powerline and would be a great location to construct a pond. The forest was harvested 20-30 years ago, evolving into a young forest of red and sugar maple, white and gray birch, and popple. This young forest is suitable habitat for ruffed grouse, white-tailed deer, and black bear.

There is an old hunting camp at the front of the property, which is a tear-down. There is also an elevated hunting blind at the powerline ROW, which would require a new roof to be fully-functional.

The property is close to nearly 900 acres of the Spring Brook State Forest, which is open to many types of recreation, including hunting. The North Branch Great Chazy River, which is stocked annually, is only minutes away, offering opportunities for trout fishing.

The Altona Bucks and Birds property is only ½ hour from the City of Plattsburgh on Lake Champlain and an hour from the Olympic Town of Lake Placid in the High Peaks of the Adirondacks. The property is just 30 minutes from the Plattsburgh International Airport, just over an hour from the Trudeau International Airport in Montreal, and only 15 minutes from the Quebec border.

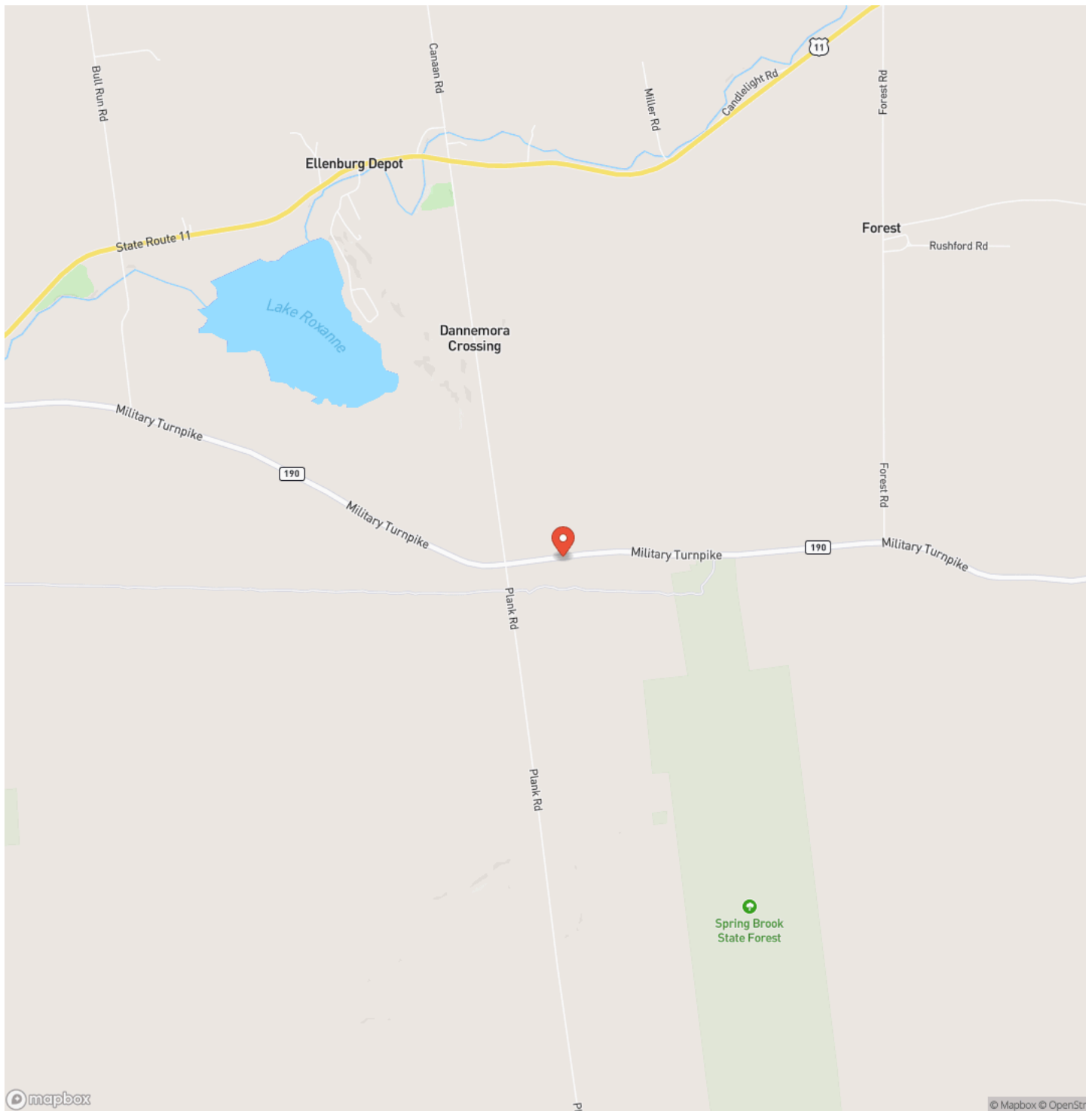


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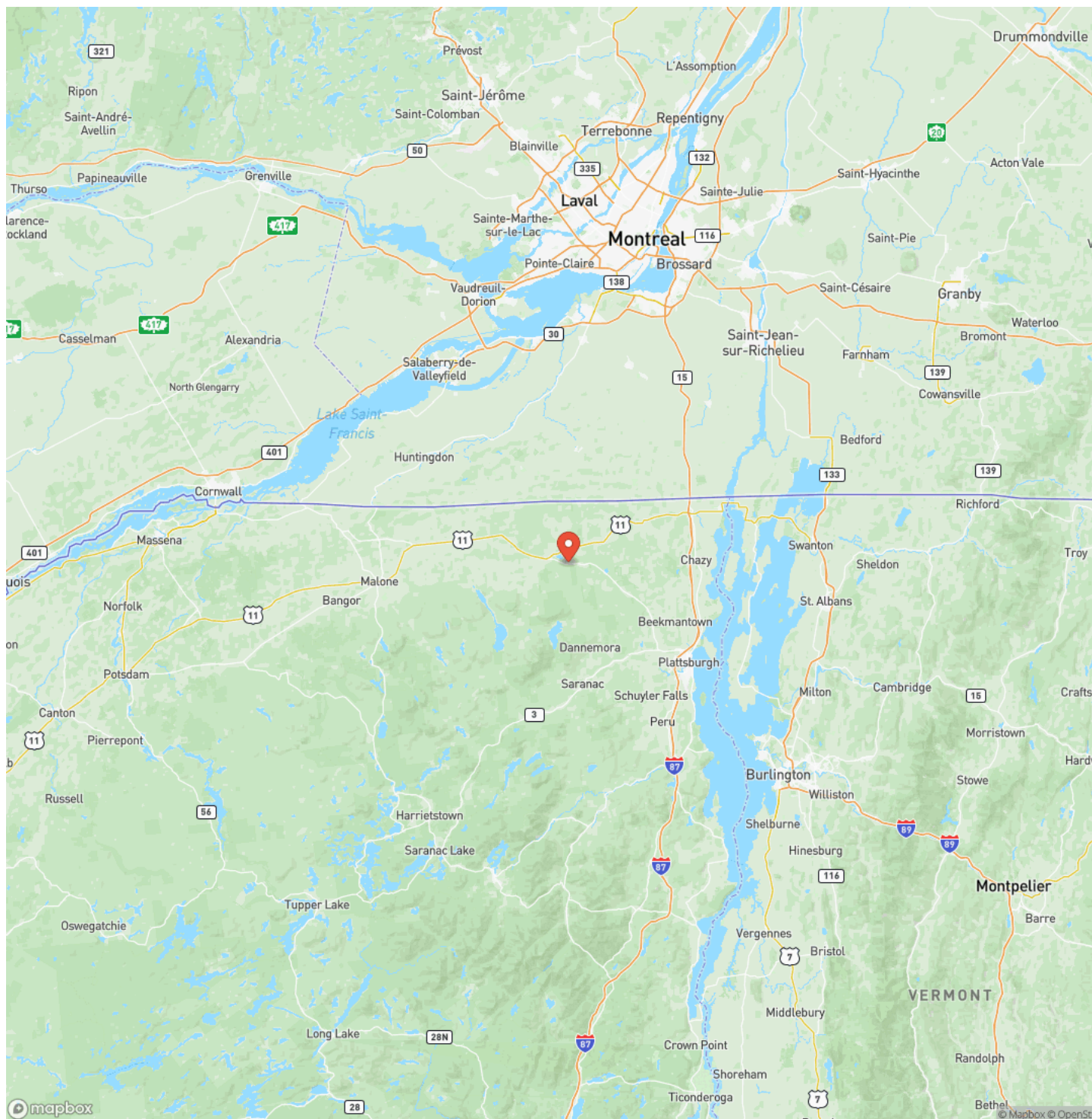


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John O'Donnell

## Mobile

(518) 538-3373

## Email

jodonnell@timberlandrealty.net

### Address

POB 428 135 Pack Forest Road

## City / State / Zip

Warrensburg, NY 12885

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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