

Dannemora Dream
Plank Road
Ellenburg Depot, NY 12935

\$229,900
167.200± Acres
Clinton County



Dannemora Dream
Ellenburg Depot, NY / Clinton County

SUMMARY

Address

Plank Road

City, State Zip

Ellenburg Depot, NY 12935

County

Clinton County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

44.8113 / -73.774

Acreage

167.200

Price

\$229,900

Property Website

<https://www.landleader.com/property/dannemora-dream-clinton-new-york/79948>



PROPERTY DESCRIPTION

Situated in the northern Adirondack Mountains, where scenic peaks give way to picturesque farms, the Dannemora Dream property is 167 acres of secluded forestland ideal for a wide range of recreational pursuits, including whitetail, grouse, and woodcock hunting. The previous landowner created 3 separate clearcuts, each ~7 acres. The clearcuts are filling in with abundant vegetation, including multiple tree species and raspberry/blackberry. While the clearcuts provide great hunting opportunities for whitetail, grouse, and woodcock, they also serve as habitat for a variety of other wildlife species, such as rabbits and hares, moose, and other bird species.

The remainder of the Dannemora Dream property contains more mature timber, of maple, ash, and other mixed hardwoods, plus a small, overgrown apple orchard near the front of the property. Several locations would be suitable for food plots, given the soil quality. This property does not lack for wildlife cover; there is abundant game sign between the clearcuts and the more mature timber.

Included with the property are 3 hunting blinds, 2 ladder stands, and a fifth-wheel camper.

110 of the 167 acres is under a carbon sequestration program with Family Forest Carbon, the purpose of which is to encourage landowners to allow their woodlands to grow, mature, and sequester atmospheric carbon. The offsets generated by the program are sold on the carbon market for purchase by carbon-polluting industries. This property has been in the program for 1 year, with 19 years remaining on the contract. Total payments over the life of the contract are \$33,261, with payments to the landowner annually in percentage of the whole. These payments may pay the yearly property taxes in part or full (% varies by year). The carbon contract prohibits land conversion or timber removals (save for a small amount of cordwood for personal use) on the 110 acres. The Carbon program does not prohibit recreation such as hunting, and hiking on the enrolled acreage.

The Dannemora Dream property is located among rural homes, private forestland, and farms. It is close to thousands of acres of State Land, including the Chazy Highlands Wild Forest, Spring Brook State Forest, and Lewis Preserve Wildlife Management Area. All these areas have public access that allows for hunting and fishing, among other recreational pursuits. This property is near many Adirondack region attractions. It is just over an hour from the Olympic Village of Lake Placid and the Adirondack High Peaks, a short drive from Lake Champlain, and just minutes from publicly-accessible Chazy & Upper Chateaugay Lakes. There are also many trout fisheries nearby, including the Great Chazy, Salmon, Chateaugay, and Saranac Rivers.

The Dannemora Dream property is just ½ hour from Plattsburgh International Airport and 1½ hours from Trudeau International Airport. The City of Plattsburgh has all the amenities and box stores, as well as car dealerships, auto repair facilities, and more.

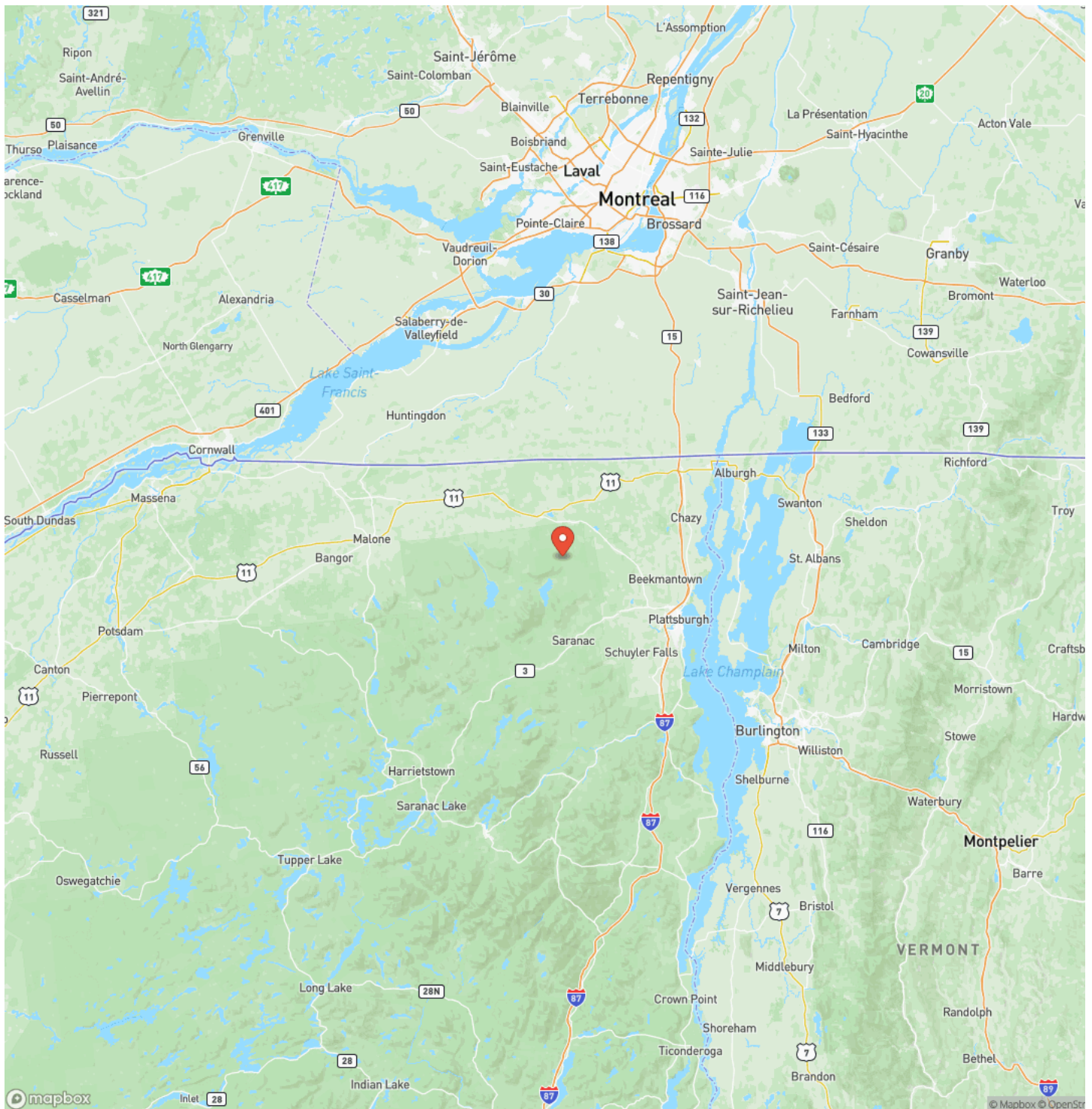
Dannemora Dream
Ellenburg Depot, NY / Clinton County



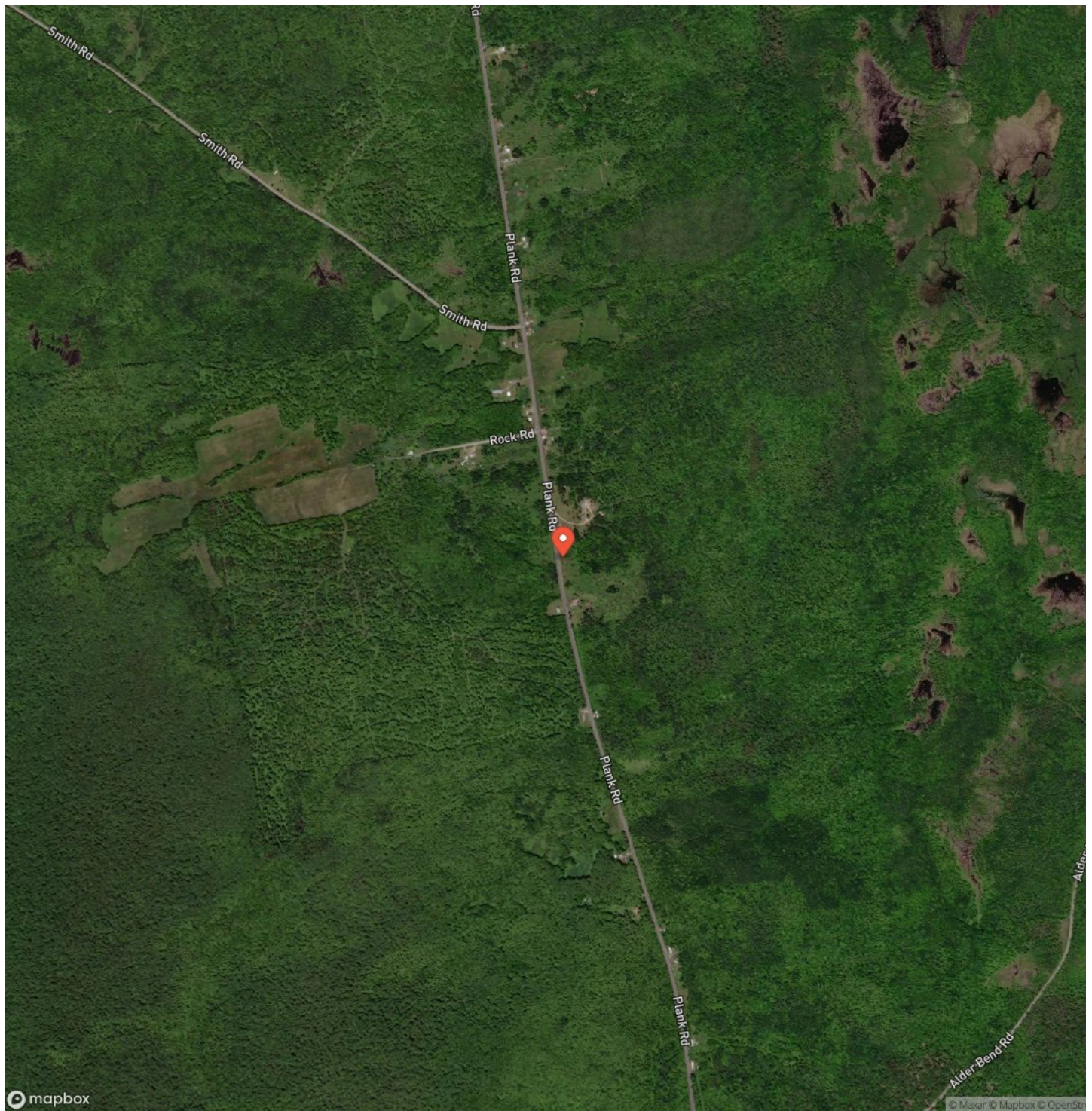
Locator Map



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

NOTES

[illegible]

This image shows a single 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.

Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net
