

The Adirondack
Valentine Pond Road
Adirondack, NY 12808

\$349,900
70± Acres
Warren County



The Adirondack
Adirondack, NY / Warren County

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).

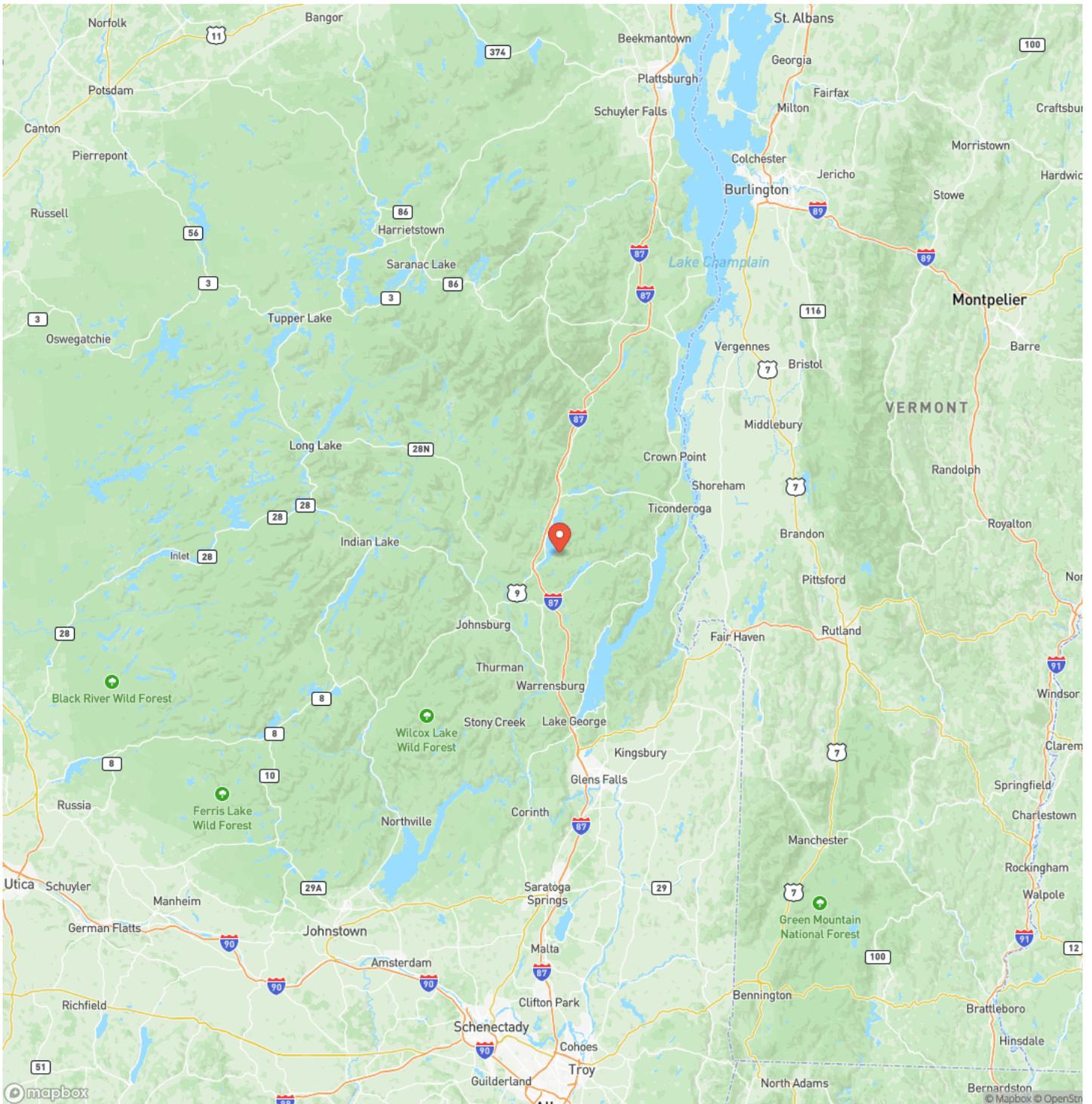
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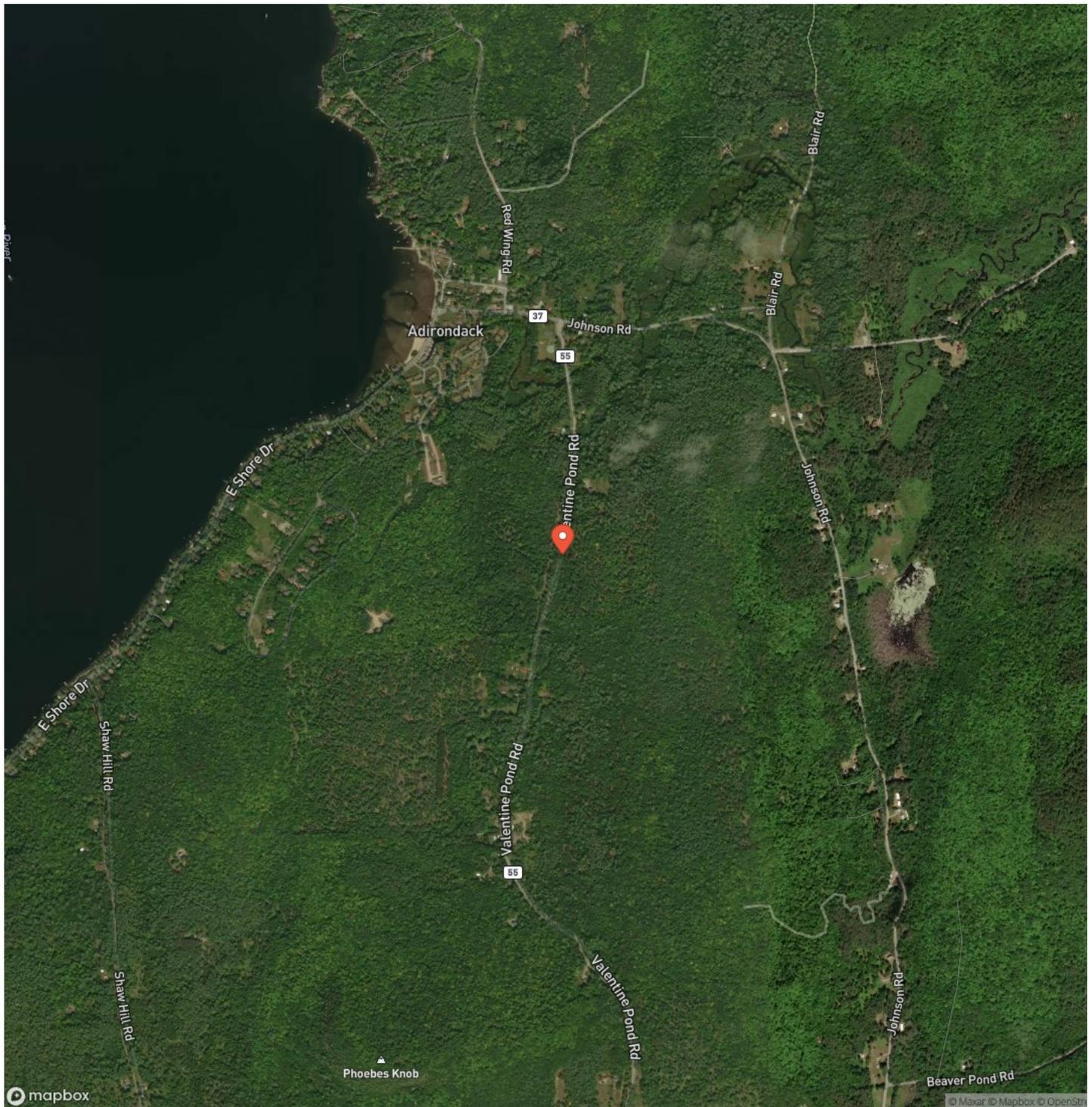
Locator Map



Locator Map



Satellite Map



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