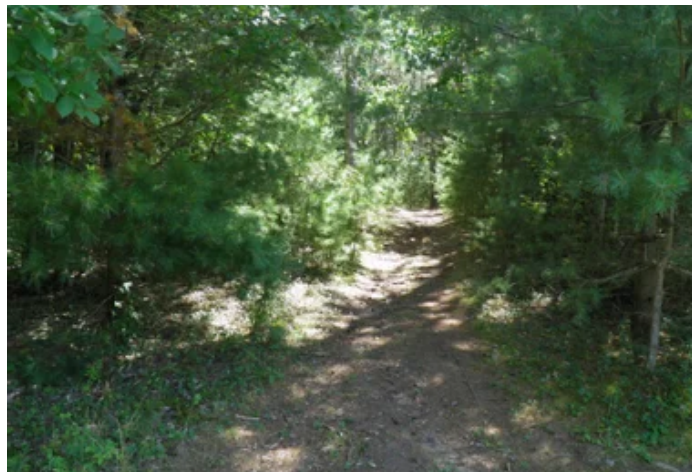


**Black River Valley Forest**  
Snell Road  
Lowville, NY 13367

**\$369,900**  
179.350± Acres  
Lewis County





**Black River Valley Forest**  
**Lowville, NY / Lewis County**

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**SUMMARY**

**Address**

Snell Road

**City, State Zip**

Lowville, NY 13367

**County**

Lewis County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

43.785700 / -75.427400

**Taxes (Annually)**

1946

**Acreage**

179.350

**Price**

\$369,900

**Property Website**

<https://www.landleader.com/property/black-river-valley-forest-lewis-new-york/31360>



**PROPERTY DESCRIPTION**

New York Land mostly forested with fields, recreational trails, seasonal stream with building lot potential for sale. This wonderfully diverse mostly wooded Lewis County property is found along the Black River Valley on the outskirts of Lowville, as you head east and begin your ascent into the foothills of the Adirondack Mountains. The property is a forested oasis in an area that has become an ideal location for those looking to live just outside the village. Building a dwelling on the property might be an opportune way to truly enjoy all this property and surrounding area have to offer. There are several splendid potential building sites to choose from that would make an excellent location for a seasonal camp, log cabin, or full-time residence. Clearing a few trees at the height of the land would result in fabulous westward views of the Black River Valley, Tug Hill Plateau and the setting sun! In addition to a remarkable vista, this 179.35 acre parcel offers an incredible degree of privacy and seclusion. You can anticipate viewing an abundance of native wildlife including; deer, grouse, woodcock, turkey, fox, rabbits, squirrels and numerous songbirds as well as an occasional bear, bobcat and coyote. What a thrill for those of you that can work from home!

A rolling terrain covered with deciduous and coniferous trees is characteristic of this land as it rises from a roadside elevation above the river's edge of ~730' to a highpoint of ~850' in the northeast corner of the property. There is a small, unnamed seasonal stream that traverses the parcel from east to west, flowing towards its destination, the Black River. Predominate tree species include; red oak, sugar maple, red maple, aspen, hickory, white and black ash, basswood, black cherry, yellow and gray birch, beech, hemlock, white pine, white cedar, balsam fir and red spruce. Roughly 9 acres adjacent to the field is occupied by a red and scotch pine plantation. There was a timber harvest on the property ~30 years ago and the results are impressive. Overall, the remaining trees appear to be healthy, growing vigorously and range in size from saplings to large sawtimber, an inviting mix to a wide range of birds and mammals.

Due to this parcel's close proximity to the Village of Lowville and year 'round access via two paved Town roads, it may be considered a good investment for a partial subdivision. Electric and communication utilities are already available roadside on both the Snell and Olmstead Roads. A complete survey of the property was conducted during the fall of 2022. Lewis County is a very rural and friendly part of the state. Lowville is the County Seat with most of the amenities residents desire including a hospital. A few popular destinations within a 1.5-hour drive from here include; the St. Lawrence River, the Adirondacks, Lake Ontario and Canada. Syracuse International Airport is the best choice for those looking to travel by air. As is, I would consider this property to be an amazing North Country 'Gem' in which a family could live, work and play upon... possibly one of the best investments made for you and your family!

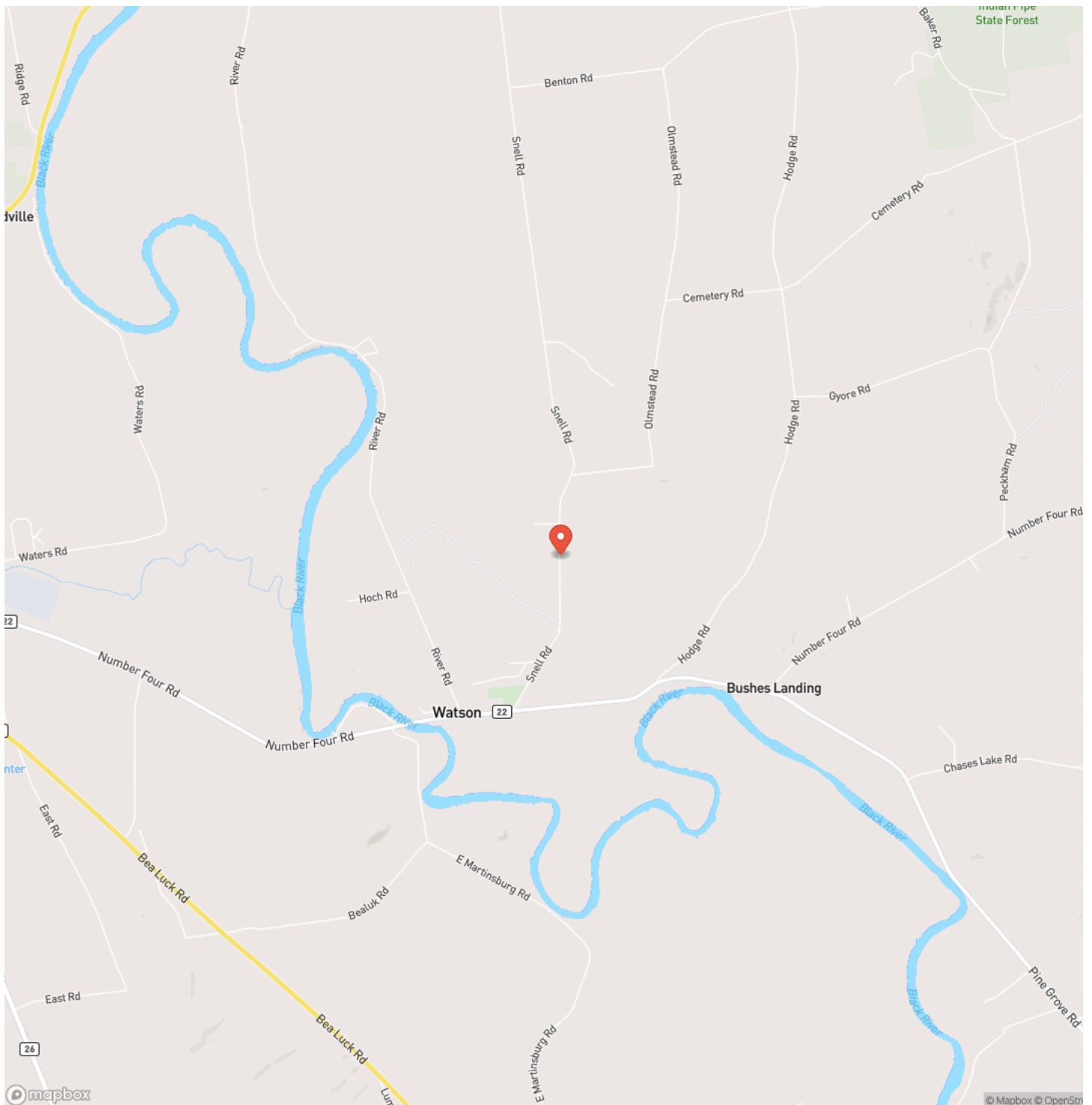


**Black River Valley Forest**  
**Lowville, NY / Lewis County**

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## Locator Map





## Locator Map





## Satellite Map



## Black River Valley Forest

### Lowville, NY / Lewis County

## 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

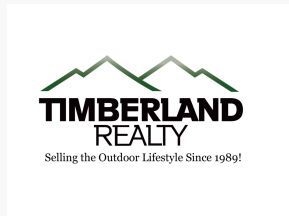
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**MORE INFO ONLINE:**

**TimberlandRealty.net**



## 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**

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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 relation 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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