

Hudson River Highlands
River Road
Lake Luzerne, NY 12845

\$629,900
578.360± Acres
Warren County



Hudson River Highlands
Lake Luzerne, NY / Warren County

SUMMARY

Address

River Road

City, State Zip

Lake Luzerne, NY 12845

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

43.361800 / -73.868200

Acreage

578.360

Price

\$629,900

Property Website

<https://www.landleader.com/property/hudson-river-highlands-warren-new-york/31335>



PROPERTY DESCRIPTION

New York Adirondack recreational timberland, long-term forest management opportunity, ATV trails, adjacent to State Land, Hudson River and snowmobile trails for sale. 572 Adirondack Park acres located in southern Warren County in the town of Lake Luzerne. Immediately adjacent to state land, accessible to the Hudson River and the South Warren Snowmobile Club Trails system. A westerly facing property with screened views of the Hudson River and beyond, The Hudson River Highlands offers recreational and development opportunities on a truly beautiful, large-acreage property situated to all the attractions of the Adirondacks. Ample road frontage, good access and electric at the roadside allows for single family home, family compound or camp development, or investment for the tourist industry for high-end camping. An additional access opportunity is available from Gailey Hill Road, which at this time, is not developed.

The property is completely forested and accessible for all recreational pursuits; hiking, ATV & snowmobile, cross-country skiing and horseback riding. Abundant white-tailed deer presence due to past forest management projects. Acres of hemlock bedding cover and abundant red and white oak for feed. Local Zoning is Open Space (OS) and Residential Rural (R-RU) which details are within included Town Zoning Ordinance available upon request. The timber resource has been professionally managed under Real Property Tax Law 480a for the last decade. In the last 10 years 2 areas of the property were thinned with the interest of sustainable forest management and wildlife enhancement by professional foresters. Once in 2014 and the most recent sale in [2017. 480](#) allows for a reduced assessment and low taxes for long-term dedication to managing the forest. The property is dominated by white pine, hemlock and mixed oak and hardwood offering periodic timber revenue.

Located just 25 miles from Saratoga Springs, 20 miles from Glens Falls and 3-1/2 hours from NYC. Locally, the Hudson River Highlands is 5 miles out of the village of Lake Luzerne for the necessary amenities and 12 miles from Lake George Village and public boat launches.

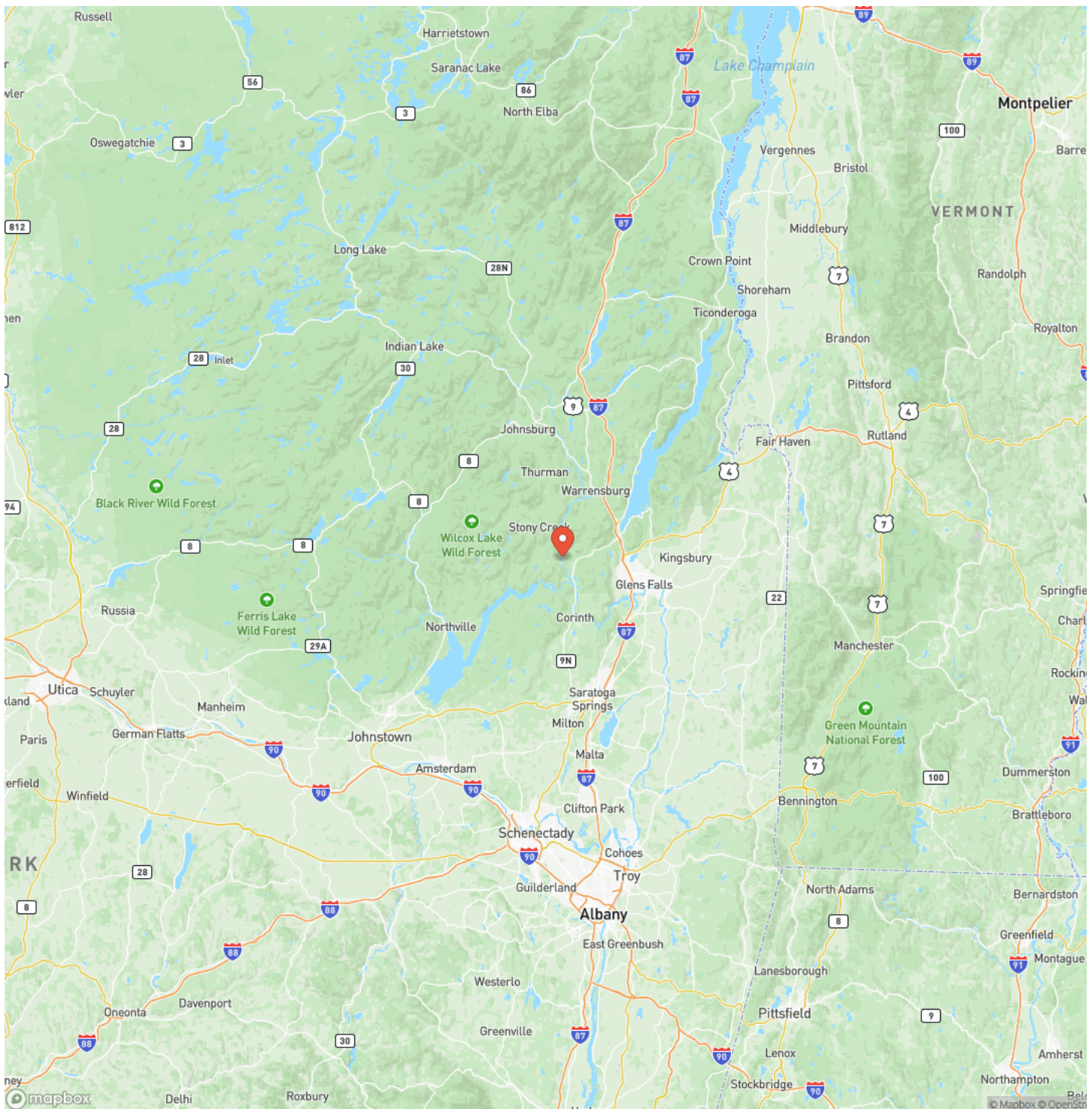
Hudson River Highlands
Lake Luzerne, NY / Warren County



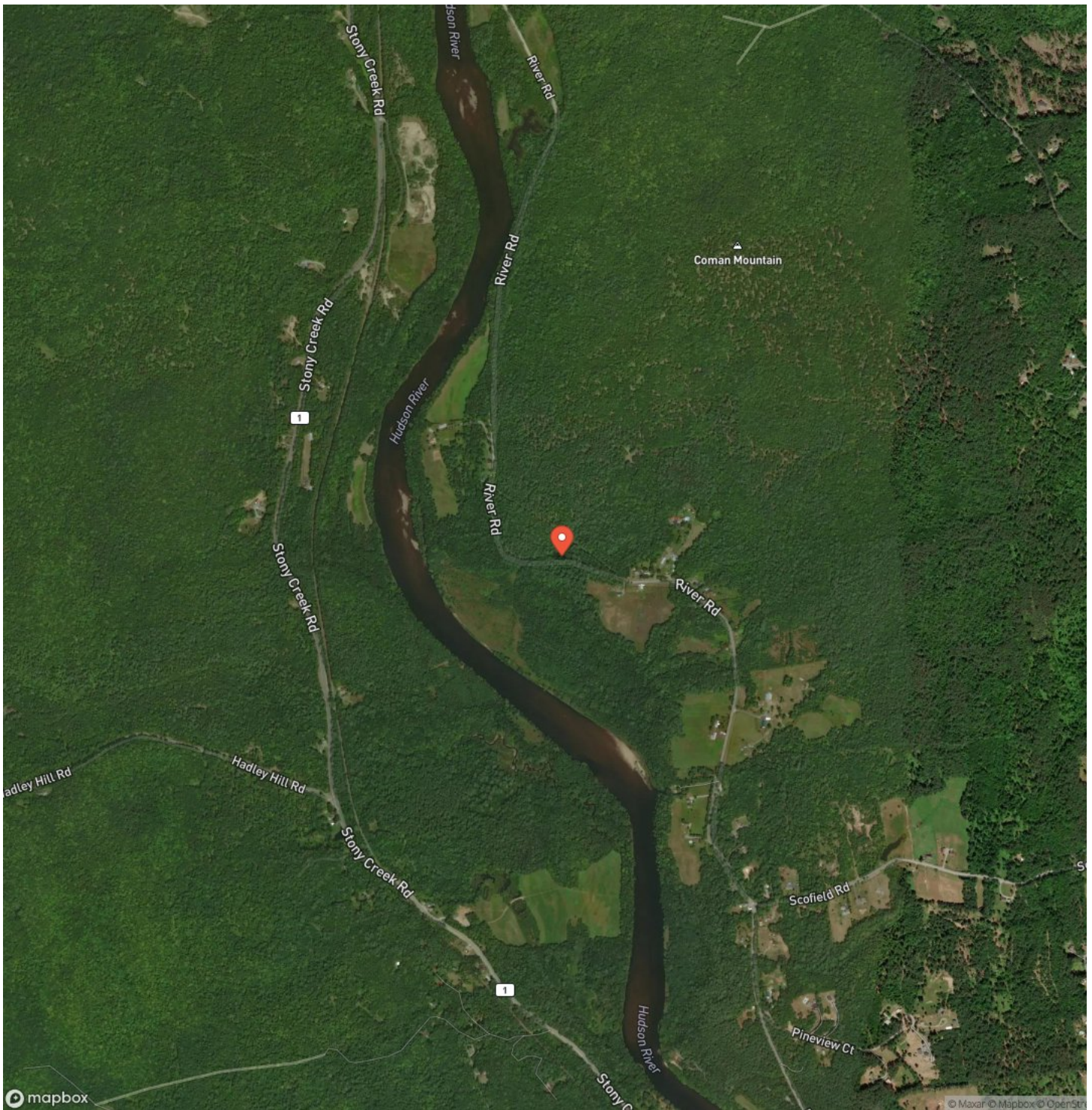
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Odonnell

Mobile

(518) 538-3373

Email

jodonnell@timberlandrealty.net

Address

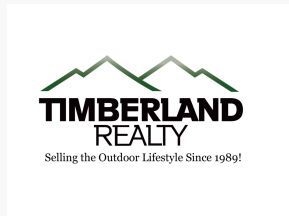
POB 428 135 Pack Forest Road

City / State / Zip

Warrensburg, NY 12885

NOTES

[illegible]

[illegible]

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, 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 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.



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

