

Hudson River Hideaway
State Route 28
Warrensburg, NY 12885

\$199,900
31.180± Acres
Warren County



Hudson River Hideaway
Warrensburg, NY / Warren County

SUMMARY

Address

State Route 28

City, State Zip

Warrensburg, NY 12885

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Lot

Latitude / Longitude

43.5923 / -73.8648

Taxes (Annually)

1146

Acreage

31.180

Price

\$199,900

Property Website

<https://www.landleader.com/property/hudson-river-hideaway-warren-new-york/42943>



Hudson River Hideaway

Warrensburg, NY / Warren County

PROPERTY DESCRIPTION

Undeveloped Adirondack forestland that includes ~ ½ mile of Hudson River whitewater frontage, several hundred feet on Glen Creek, and a mature forest ready for exploration. This unique property, located at The Glen in Johnsbury, between Warrensburg and North Creek, offers a splendid opportunity to situate your new home or camp within earshot of the mighty Upper Hudson River and within striking distance of nearby State Lands and skiing at Gore Mountain.

The Hudson River Hideaway property is zoned for Rural Use by the Adirondack Park Agency and Mixed Use 8.5 acre by the Town of Johnsbury. In order to retain the rural and scenic character of the Route 28 corridor and the Hudson River, there is a Scenic Overlay Designation, where homes must be situated more than 200 feet from the highway. Similarly, the Hudson River is designated as Recreational by NY State, which prohibits development closer than 150 feet from the high-water mark of the river. The property is comprised of two contiguous tax parcels, with parcel 26, 17.1 acres, under Fisher 480, which offers very low taxes, and parcel 10.3 which has the Hudson River frontage.

The property has ~3,700 feet of frontage on State Route 28, a major two-lane highway with electric, phone, and internet. There is no public water or sewer nearby. All facilities would consist of a drilled well and septic. Parcel 10.3 is divided by a Warren County-owned railroad, which is not currently used for train traffic, nor for rail bikes. The tracks are easily crossed by foot to access the Hudson River frontage.

The Hudson River is the dominant feature of this property, with easy access for fishing, kayaking, tubing, and rafting on beautiful whitewater. The property also fronts on several hundred feet of Glen Creek, where it meets the Hudson River. Glen Creek, an important tributary to the Hudson, is stocked yearly with trout upstream.

The Hudson River Hideaway is well-suited for ATV-riding, equestrian activities, hiking, bow-hunting, and mountain biking. There are many beautiful nearby lakes with public access, including Lake George, Lake Champlain, and Schroon, Brant, & Loon Lakes. There is also abundant State Land a short drive from the property in Thurman, Johnsbury, and Warrensburg. Alpine skiing is within easy reach, at Gore Mountain in North Creek (12.5 miles), Hickory Ski Center in Warrensburg, and West Mountain in Queensbury.

Warrensburg and Chestertown, both only 8 miles away, offer dining, groceries, automotive repair, hardware & outdoor recreation stores, and other amenities. Lake George, with its many tourist attractions (dining, Six Flags, children's activities, festivals and more) is just 25 minutes from the property. The Hudson River Hideaway Property is less than 4 hours from NYC and 2.5 hours from Montreal.



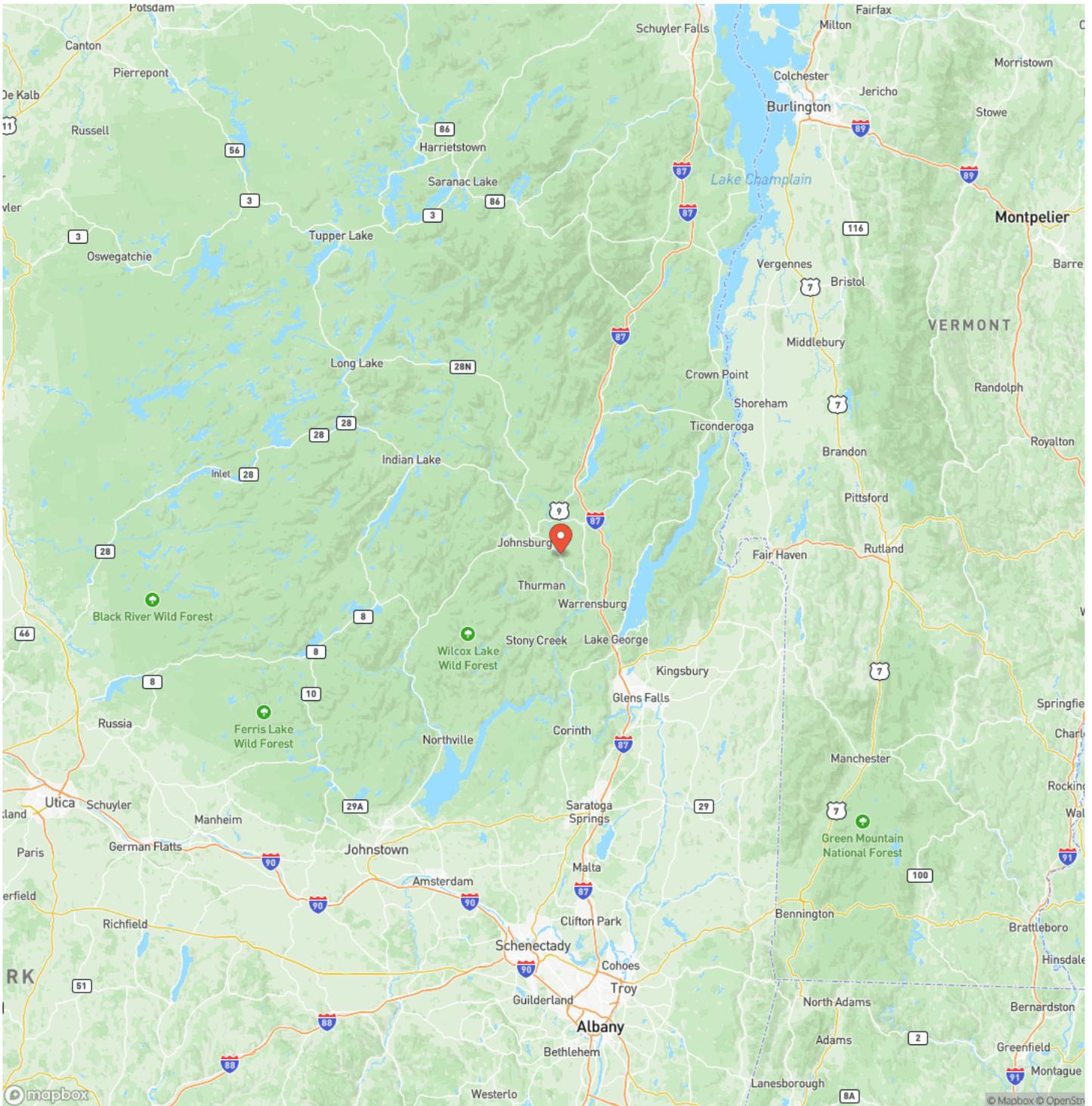
Hudson River Hideaway
Warrensburg, NY / Warren County



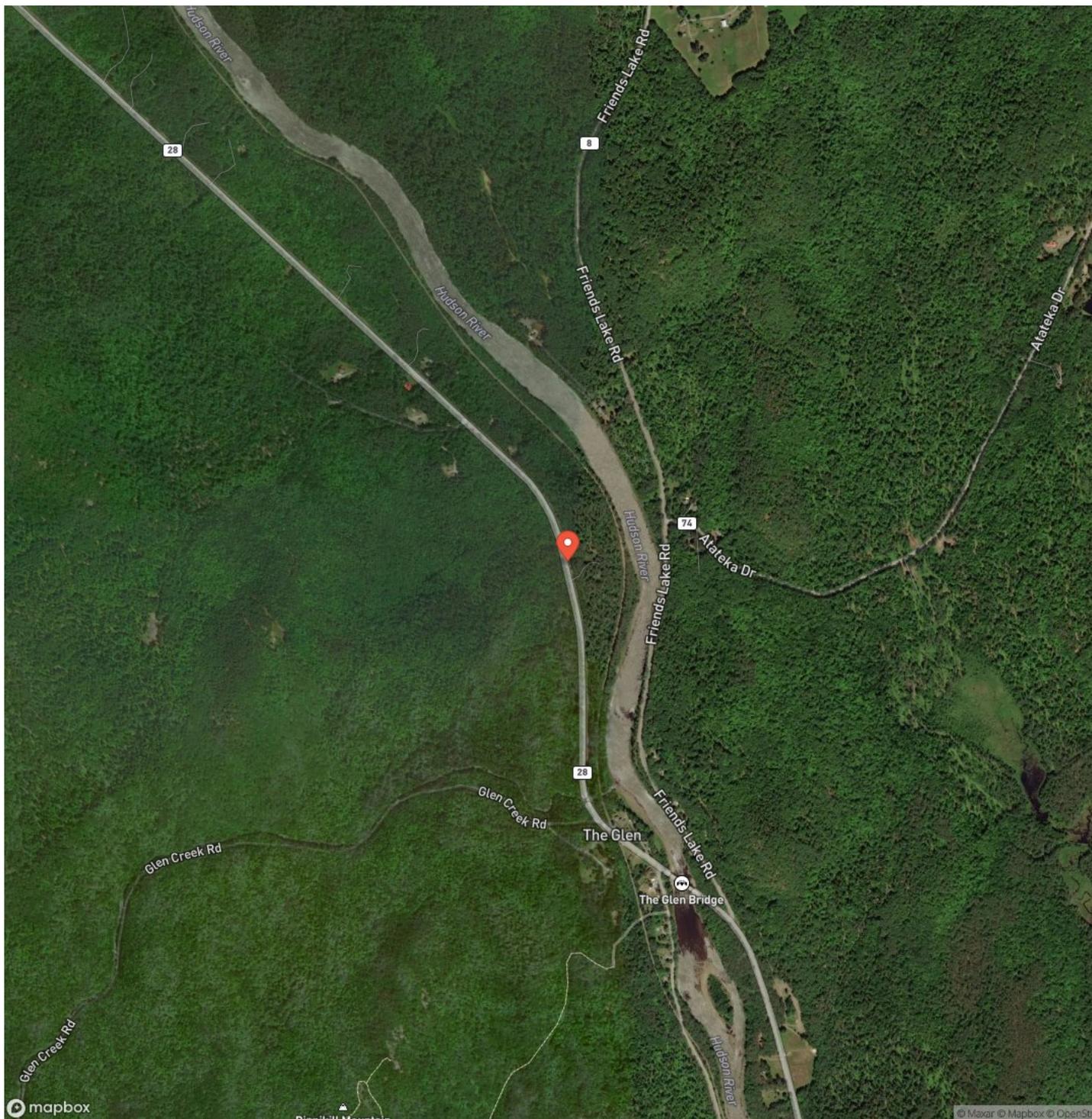
Locator Map



Locator Map



Satellite Map



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



MORE INFO ONLINE:
TimberlandRealty.net