

Great Sacandaga Lake Deer Camp
Min Allen Road
Hadley, NY 12835

\$278,900
309± Acres
Saratoga County



Great Sacandaga Lake Deer Camp
Hadley, NY / Saratoga County

SUMMARY

Address

Min Allen Road

City, State Zip

Hadley, NY 12835

County

Saratoga County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

43.312700 / -73.975000

Acreage

309

Price

\$278,900

Property Website

<https://www.landleader.com/property/great-sacandaga-lake-deer-camp-saratoga-new-york/31362>



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PROPERTY DESCRIPTION

New York hunting camp on large acres with stream and trails for sale. The Great Sacandaga Lake Deer Camp is a fantastic southern Adirondack property with a small hunting cabin, year-round creek, ATV trails, and plenty of wildlife and hunting opportunities. The 19 X 13-foot cabin (~260 square feet) offers a base camp from which to hunt and ride this 309-acre property. It is situated next to Min Allen Road, tucked into the woods at the western boundary of the southern tax parcel. The cabin has a generator hook-up for electrical power. It is in need of repairs and improvements, including a new roof and the addition of sanitary facilities.

Electric service is not available along the road frontage but is located ~750 ft. from the southeast corner of the property, at the intersection of Min Allen and Steve Kathan Rds. This portion of Min Allen Rd. is a seasonally-maintained town road. It serves as access to other private parcels nearby; there are deeded rights of way for adjacent parcels at the end of Min Allen Rd., just past the cabin. A well-maintained network of trails allows for easy and quick access to almost all of the property. The terrain is very favorable, generally rolling and slightly sloping, with minimal steep acreage. The steepest terrain is situated at the northern and southern boundaries, including steep slopes along Allentown Creek.

The 309 acres varies in vegetative cover, from mature trees and hemlock bedding areas to open canopy patches with abundant raspberry and blackberry, providing preferred browse and cover for deer, bear, and turkey. Nearly 4,000 feet of Allentown Creek pass through the property. Allentown Creek is a year-round watercourse, classified by NYS DEC as a trout stream. The creek varies in depth and width, depending on the season, with pools 1-2 feet deep and 5-15 feet in width. Tours of Allentown Creek prove the presence of fish of undetermined species as well as crayfish. There are many sites along Allentown Creek that would offer a suitable location for a cabin or home, capitalizing on the beauty of this watercourse.

The property shares a common boundary with a 45-acre parcel of State Forest Preserve, which allows for passive public recreation--hiking, hunting and camping, if permitted. To the south is a 596-acre parcel of timber investment lands with a conservation easement held by the State of NY. The easement prohibits future development of this tract, thereby keeping it forested in perpetuity. The Great Sacandaga Lake Deer Camp is located minutes from public boat launches on Great Sacandaga Lake and from the Hudson and Sacandaga Rivers, offering excellent fishing and whitewater rafting opportunities. It is less than 15 minutes from the Village of Lake Luzerne, where the necessities can be had, and under 45 minutes from Saratoga Springs, just over an hour from Albany, and ~3.5 hours from NYC.

Seller will consider offers to sell tax parcels separately. [24.-2-3.1](#) ,northern parcel or [24.-1-16](#), southern parcel.

Showings by Appointment, please contact the Listing Agent, John O'Donnell [518-538-3373](tel:518-538-3373)



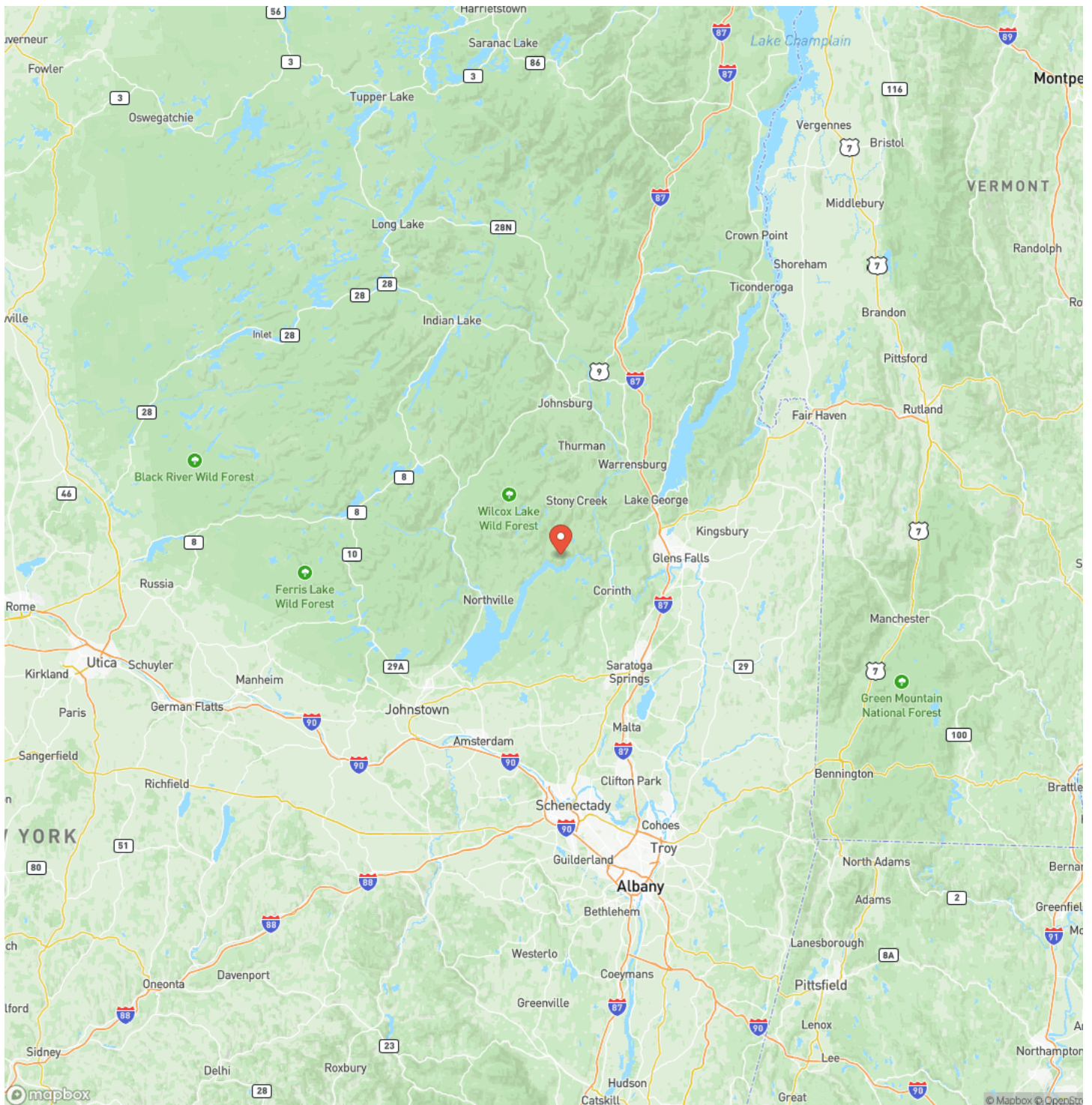
Great Sacandaga Lake Deer Camp
Hadley, NY / Saratoga County



Locator Map



Locator Map



Satellite Map



Great Sacandaga Lake Deer Camp Hadley, NY / Saratoga County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Odonnell

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(518) 538-3373

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Address

POB 428 135 Pack Forest Road

City / State / Zip

Warrensburg, NY 12885

NOTES



MORE INFO ONLINE:

TimberlandRealty.net

This image shows a blank 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 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.



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