

Bud Lee Pond
State Route 13 and Smokey Road
Altmar, NY 14411

\$459,000
173.430± Acres
Oswego County



Bud Lee Pond
Altmar, NY / Oswego County

SUMMARY

Address

State Route 13 and Smokey Road

City, State Zip

Altmar, NY 14411

County

Oswego County

Type

Hunting Land, Recreational Land, Residential Property,
Undeveloped Land, Timberland

Latitude / Longitude

42.381500 / -76.114500

Acreage

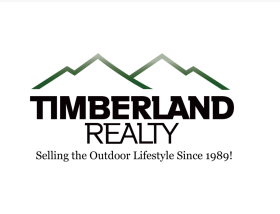
173.430

Price

\$459,000

Property Website

<https://www.landleader.com/property/bud-lee-pond-oswego-new-york/31328>



PROPERTY DESCRIPTION

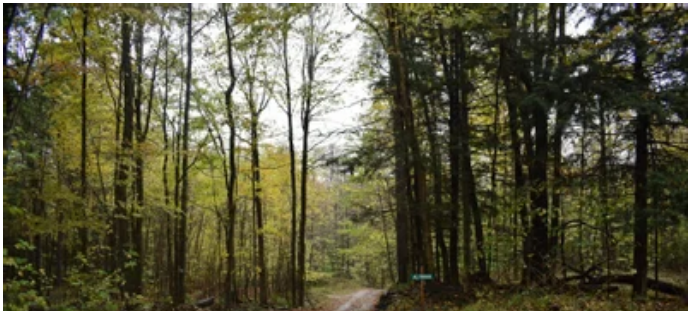
New York wooded property with timber investment, pond and adjoins NYS lands for sale. The property is almost entirely forested with a mix of both hardwood and softwood sawtimber species, dominated by soft maple, red oak, hard maple, white pine, hemlock, cherry, beech and more. The property has been owned and managed for long-term timber production for decades and currently shows a timber volume of about 1,406,401 boardfeet of merchantable timber, Doyle Log Rule, making for an excellent investment tract.

The diversity of tree species and mast producing species provides for an abundant food source for deer, turkey, bear, squirrels and much more. Timber harvests of the past have helped create an excellent diversity of cover types providing shelter as well as food for wildlife of all types. There is no lack of deer or turkey sign here for sure. The other key attribute is Bud Lee Pond which is a natural pond created and maintained by beaver activity which is currently about 4-5 acres in size. There is a natural stream flow through here which, along with the slower edges along the shorelines, creates ideal duck habitat along this part of the Eastern Flyway.

Smokey Road is also a local ATV trail as part of the Oswego County ATV Club trail system. The Club provides access to members only during the non-snow season. During winter it is part of the snowmobile trail system as Route C5 adding even more year 'round options for fun things to do here. The tract is only about 1.5 miles from the famed Salmon River at Altmar and about 2 miles to the Salmon River Fish Hatchery. Excellent fishing for king salmon, coho salmon, brown trout, steelhead and rainbow trout are all found here.

The property has about 750 feet of road frontage on NYS Route 13 and about 2,750 feet on Smokey Road which is a seasonal use gravel road. There is electric available at the road front. This property has some of the best recreation available all on one property yet is close to so much more along with being a great long term timber investment too!

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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:
timberlandrealty.net/

DISCLAIMERS

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