

Great Sacandaga Lake Waterfront
South Shore Road
Northville, NY 12835

\$250,000
25.220± Acres
Saratoga County



Great Sacandaga Lake Waterfront
Northville, NY / Saratoga County

SUMMARY

Address

South Shore Road

City, State Zip

Northville, NY 12835

County

Saratoga County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lakefront

Latitude / Longitude

43.276000 / -74.032800

Acreage

25.220

Price

\$250,000

Property Website

<https://www.landleader.com/property/great-sacandaga-lake-waterfront-saratoga-new-york/31336>



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PROPERTY DESCRIPTION

New York vacant land with 300 feet frontage on Great Sacandaga Lake for sale. Rare, large acreage with 300 feet of permitted frontage on the Great Sacandaga Lake. The Great Sacandaga Lake Waterfront property is a 25-acre wooded parcel with direct lake access right across the road. This property offers an excellent opportunity to situate a home with fantastic views of the Great Sacandaga Lake, the North Shore, and the mountains beyond. As well, given the ample road frontage, the property offers the opportunity to subdivide into 2 developable lots.

The property comes with a Hudson River-Black River (HRBR) lake access permit that allows for the development of a stairway and the siting of a dock, which would provide direct, private access to the Great Sacandaga Lake. In addition to boating, fishing, and snowmobiling activities afforded by lakefront access, the 25 acres of wooded property provide plenty of space to ride ATVs, hike, and hunt. The timber has not been harvested in many years and boasts mature trees of desirable species. The woods would provide an unlimited supply of firewood, the potential for a hobby sugarbush, and the chance to chase big bucks, bear, turkey, and grouse.

The Great Sacandaga Lake is a 29-mile long lake within Fulton and Saratoga Counties, in the Southern Adirondack Mountains. A world-class, year-round fishery, it is well-known for large and smallmouth bass, pan fish, brown and rainbow trout, and pike. There are restaurants that can be accessed by boat, as well as several marinas located on the lake that serve boating enthusiasts. The NYSDEC stocks 12,000 rainbow trout each year and maintains 4 public launch locations around the lake.

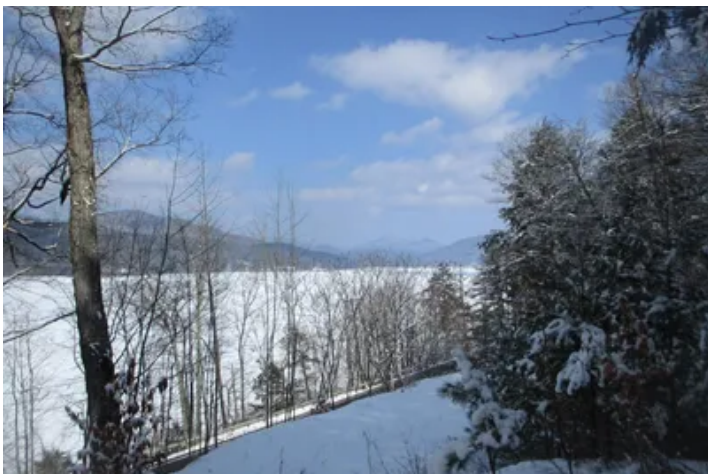
This property is a short drive from the 11,000-acre Wilcox Wild Forest, which is part of the Adirondack Forest Preserve, where public access is allowed for recreational purposes. Nearby Turner Road (~ 3/4 mi. west) is part of the Saratoga Snowmobile Association trail system. This trail network links with other snowmobile clubs, so it is possible to ride trails for great distances. The property is also readily accessible to skiing opportunities, with West Mountain Ski Area an ~ 1/2 hour drive and Gore Mountain Ski Area in North Creek just over an hour away.

The Great Sacandaga Waterfront property is located 15 minutes from Northville and 22 minutes from Lake Luzerne, where all the necessities can be found. It is only 1/2 hour from Glens Falls, less than 40 minutes from Saratoga Springs, 1.25 hours from Albany, and under 4 hours from New York City.

The Seller will consider owner financing for the buyer with an acceptable purchase offer.



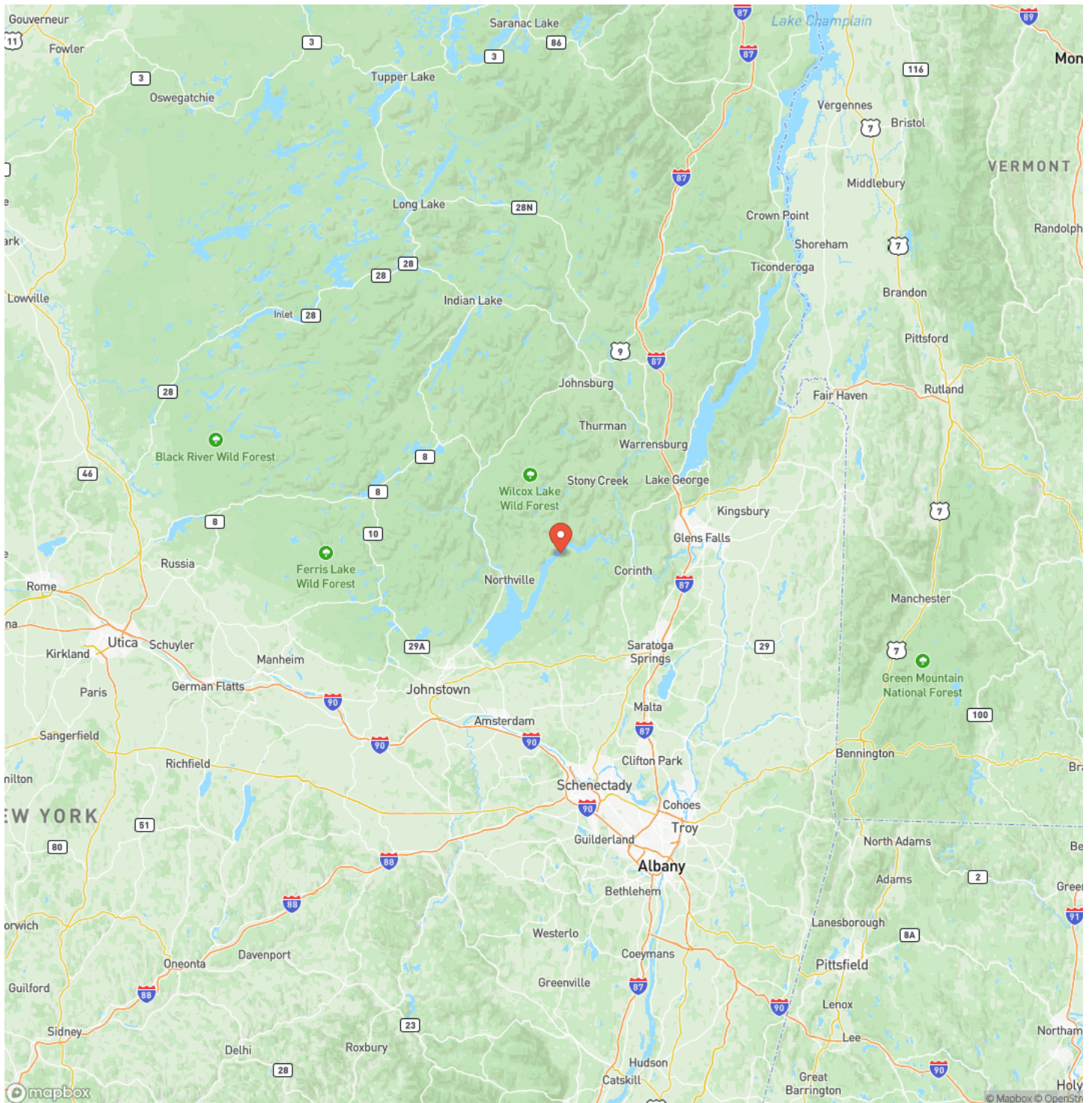
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Northville, NY / Saratoga County



Locator Map



Locator Map



Satellite Map



Great Sacandaga Lake Waterfront Northville, NY / Saratoga County

LISTING REPRESENTATIVE

For more information contact:



Representative

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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 extend 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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