

**Hudson River Woodlot**  
State Route 28  
Warrensburg, NY 12885

**\$124,900**  
60.350± Acres  
Warren County



**Hudson River Woodlot**  
**Warrensburg, NY / Warren County**

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**SUMMARY**

**Address**

State Route 28

**City, State Zip**

Warrensburg, NY 12885

**County**

Warren County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Riverfront

**Latitude / Longitude**

43.5744 / -73.8548

**Taxes (Annually)**

787

**Acreage**

60.350

**Price**

\$124,900

**Property Website**

<https://www.landleader.com/property/hudson-river-woodlot-warren-new-york/36088>



## **PROPERTY DESCRIPTION**

Southern Adirondack Land with frontage on the Hudson River. Located on Route 28 in the Town of Chester, this property boasts a stream, promising white pine timber, wildlife habitat, and recreational and hunting opportunities as well as direct access and frontage on the Hudson River.

The Hudson River Woodlot, when viewed from the roadside, appears deceptively steep and inaccessible. But across the stream and proceed up the main trail, near the northern boundary, and the terrain begins to level off and become favorable. To the South, beyond and below the height of the land, this property feels remote and secluded. It is this steep terrain, close to Route 28 which provides a visual buffer and sound barrier which provides the big-woods feel. There are no neighbors to be seen, yet you are less than a half mile from Route 28.

The property does not currently have an improved access from Route 28, but plenty of space exists to pull off on Route 28 and hike or ATV into the property. The property is zoned Rural Use by the Town of Chester, which is favorable for many rural activities. Hunting and fishing cabins less than 500 sq. ft. are allowed with a zoning permit from the Town of Chester.

Though the Hudson River frontage is steep, rocky and undeveloped, it is accessible for portaging a light canoe or kayak, fishing from the shoreline, picnicking or wading. The stretch of the upper Hudson is whitewater, which will provide for great adventures when it carries your canoe, kayak, raft or inter tube downstream. It is ~7 miles of Hudson River whitewater from this property to the confluence of the Schroon River, at the Thurman Bridge.

Decades of professional forest stewardship have promoted timber quality and diversity, as well as varied habitat for many wildlife species. There is an ample amount of white pine timber on the property. The parcel was last thinned ~10 years ago. The hemlock and pine trees offer important thermal cover for wintering deer, and the red oak trees contribute acorns as a critical food source for deer, bear, and turkey. There is a small wetland adjacent to the southern boundary and a forested wetland at the northeaster corner of the property offering cover and a wildlife water source. There are favorable locations around the property to create wildlife food plots to enhance your hunting or wildlife viewing opportunities.

The property is under the Fisher 480 Forest Tax Law, which provides a handsome reduction in taxes, while being less burdensome than its 480a tax law successor. Property lines are marked with pink flagging, as well as more permanent blazes and paint, which follow old agricultural fencing an stone wall remains.

This region offers boating in nearby publicly accessible lakes (Loon, Brant and Schroon Lakes, Lake George); canoeing, kayaking, whitewater rafting on the Hudson and Sacandaga Rivers; and hiking, camping, and hunting on hundreds of thousands of acres on nearby State Land. Dining, entertainment, and modern conveniences can be found in Warrensburg, Chestertown, and Lake George Village.

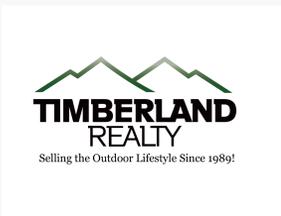
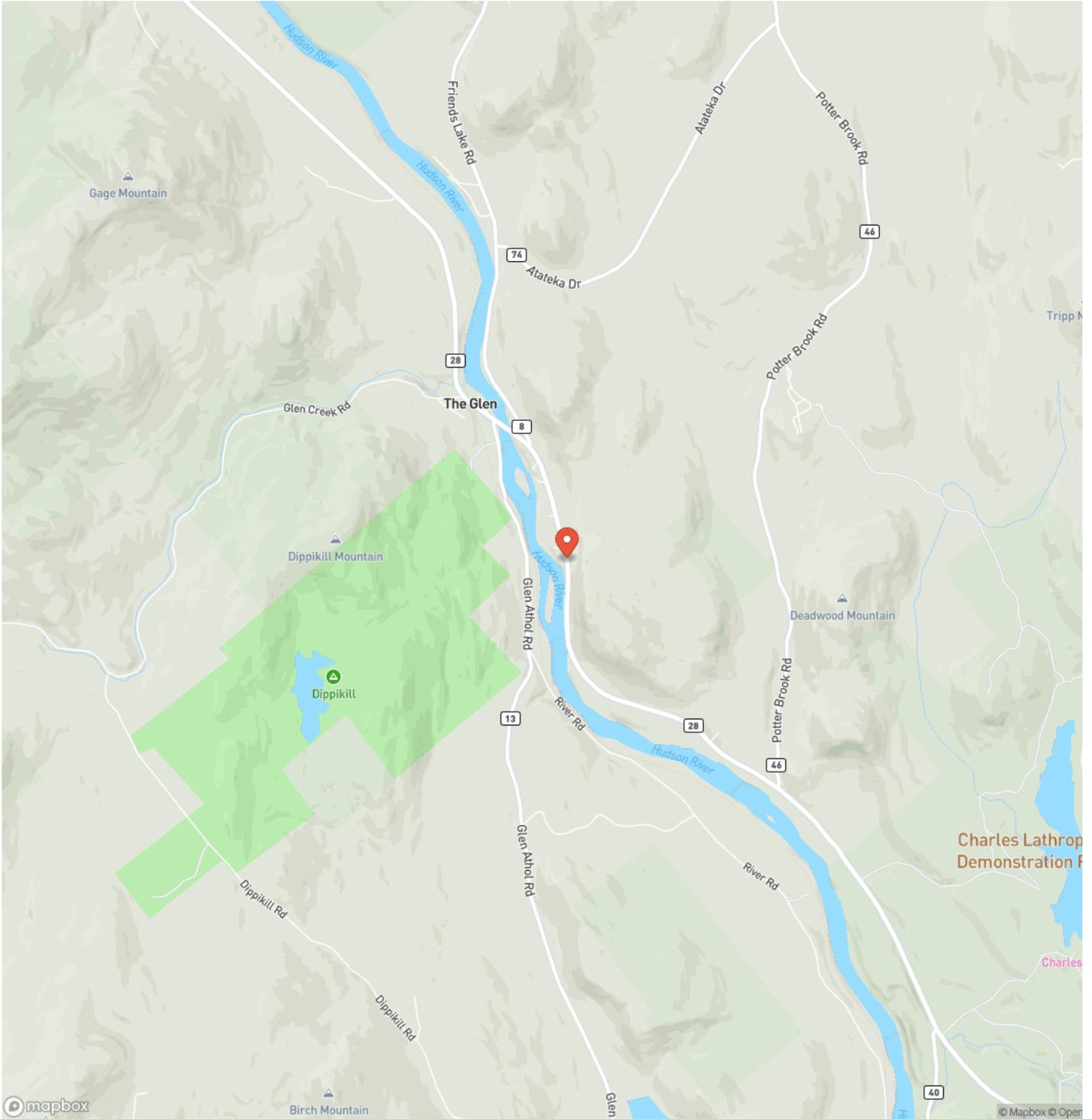
The Hudson River Woodlot is just 7 miles from Warrensburg, the closest town with all the amenities and services, and 13 miles from Gore Mountain. It is less than an hour from Saratoga Springs and 4 hours from NYC.

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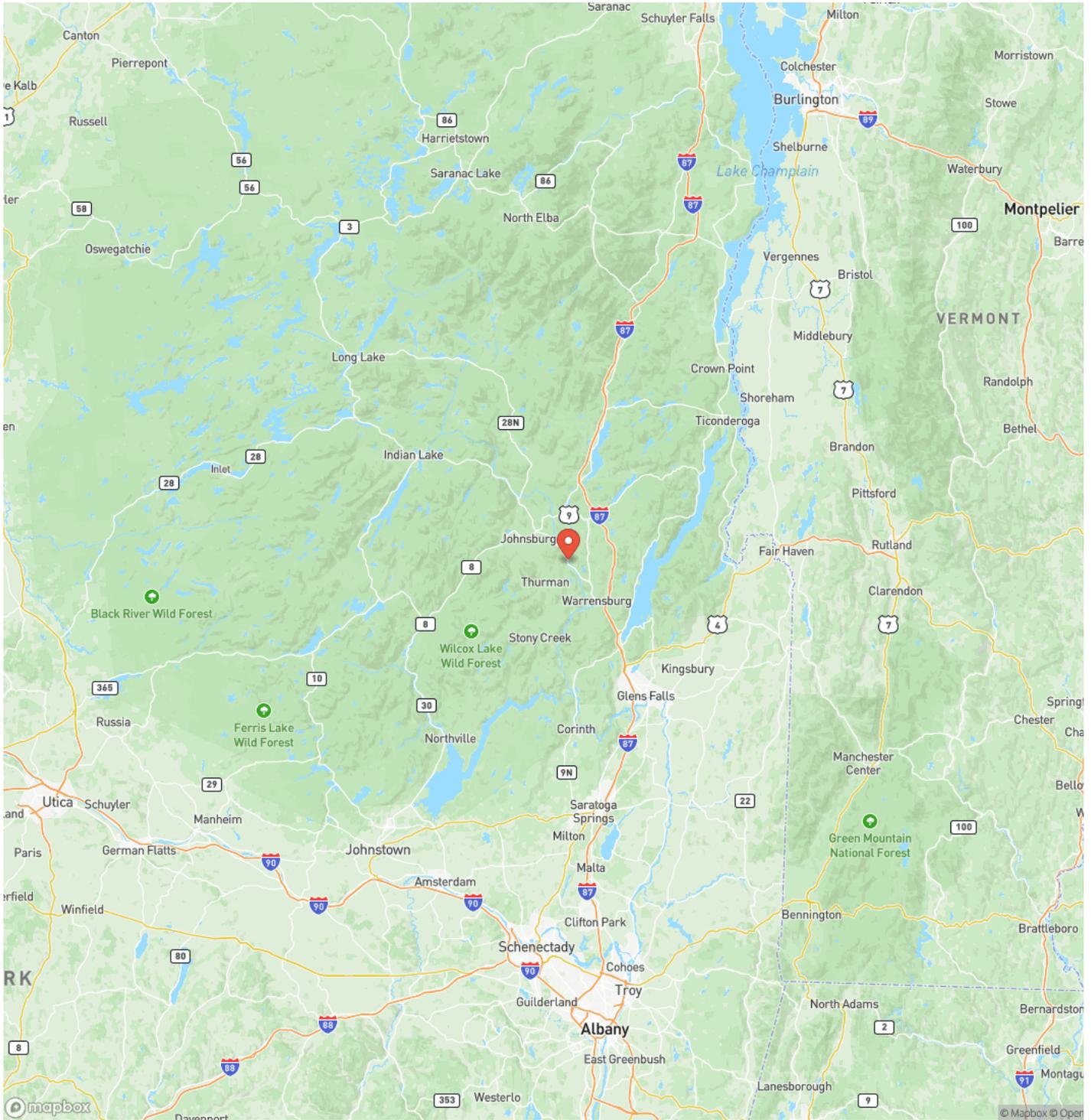
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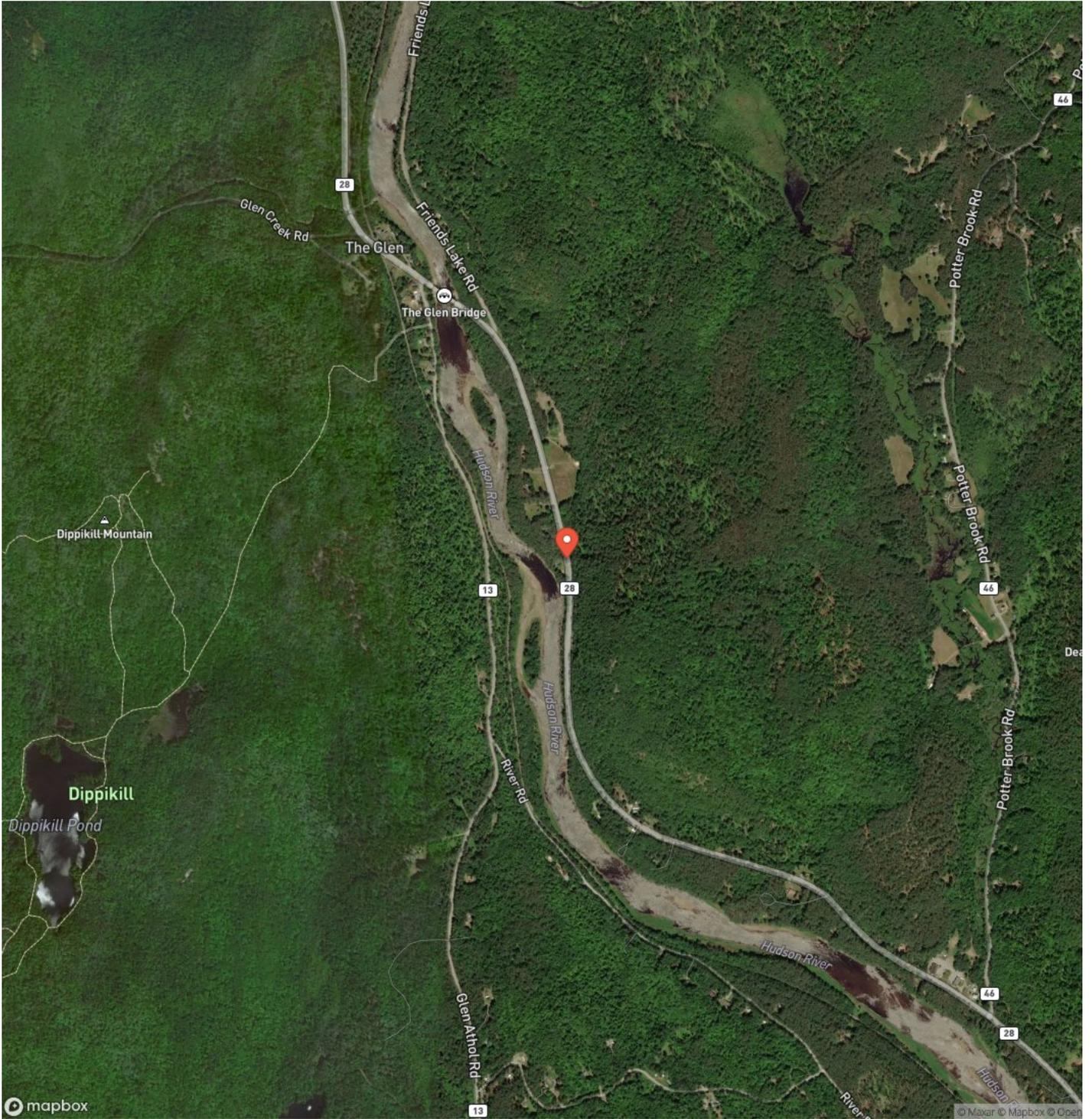
# Locator Map



# Locator Map



## Satellite Map



**Hudson River Woodlot**  
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**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

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**NOTES**

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**MORE INFO ONLINE:**

**TimberlandRealty.net**





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

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**MORE INFO ONLINE:**  
**TimberlandRealty.net**