

Hudson River Whitewater
State Route 28
Chestertown, NY 12817

\$649,900
247.600± Acres
Warren County



Hudson River Whitewater Chestertown, NY / Warren County

SUMMARY

Address

State Route 28

City, State Zip

Chestertown, NY 12817

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland, Horse Property, Business Opportunity

Latitude / Longitude

43.5798 / -73.8569

Taxes (Annually)

4162

Dwelling Square Feet

0

Acreage

247.600

Price

\$649,900

Property Website

<https://www.landleader.com/property/hudson-river-whitewater-warren-new-york/39568>



PROPERTY DESCRIPTION

With 248 acres of undeveloped Adirondack forestland that includes more than ~¾ mile whitewater frontage on the Hudson River, this unique property is located at The Glen, between Warrensburg and North Creek. It has many potential sites within view and earshot of the Upper Hudson River, on which a home could be situated.

The Hudson River Whitewater Property is located within the Town of Chester and zoned for Rural Use. This zoning allows for a single-family home or homes, and the property is subdividable with an Adirondack Park Agency permit. This type of zoning also permits commercial pursuits, such as campgrounds, farms, or equestrian destinations. The property is comprised of four contiguous tax parcels and a fifth 2 acre parcel, separate from the others, on the Hudson River. The 4 contiguous parcels are under Fisher 480, which offers very low taxes for such a large property with extensive 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. There is also an opportunity to situate your dream home within close proximity of the wild and scenic Upper Hudson River. A 1,260-foot unnamed peak on the property affords commanding views of the Glen and the Hudson River (north and south), as well as peaks across the valley, Dippikill and Gage Mountains, in Thurman & Johnsburg.

The Hudson River Whitewater and Mountain Property has a history of long-term professional forest management which has produced, and will continue to produce, high-quality Adirondack timber and enhanced wildlife habitat. Common tree species include red oak, sugar and red maple, black and yellow birch, white pine, and hemlock. Wildlife often seen moving through the region are black bear, white-tailed deer, coyote, fox, fisher, grouse, migratory birds, various reptiles and amphibians, and, with rare but increasing frequency, moose.

This property is well-suited for ATV-riding, equestrian activities, hiking, hunting, and mountain biking. Trails from past forest management activities have improved access into and within the property. There are many beautiful nearby lakes with public access, such as Lake George, Lake Champlain, and Schroon, Brant, & Loon Lakes. There is also abundant State land a short drive from the property in Thurman, Johnsburg, 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.

The property has frontage on State Route 28, a major two-lane highway, Friends Lake Road (County Road 8) and Atateka Road (County Route 74) all paved and year round maintained. Electric is along the frontage of State Route 28 and Friends Lake Road. Electric on Atateka Road is just a short distance away towards Friends Lake Road

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

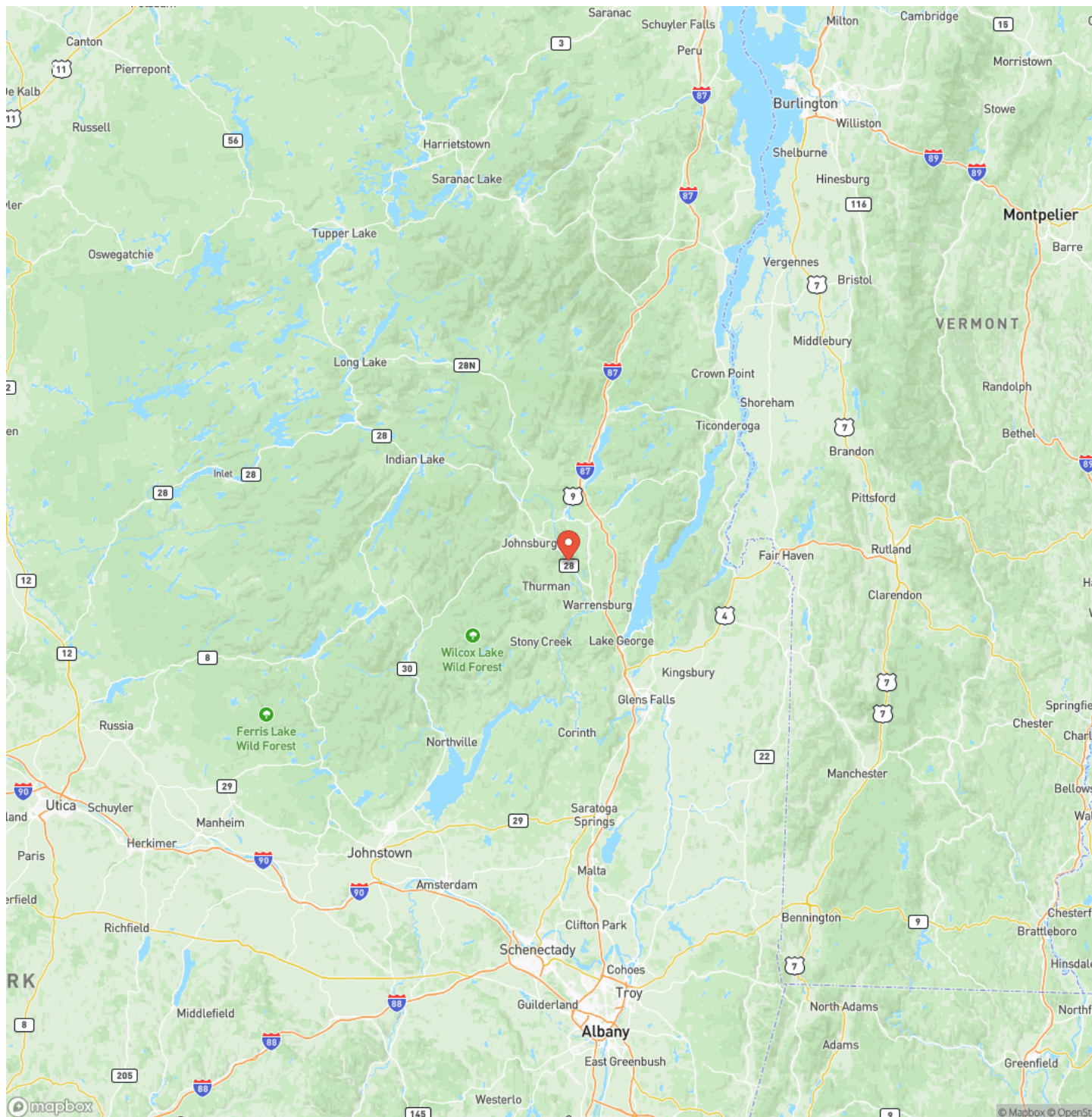
Hudson River Whitewater
Chestertown, NY / Warren County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John O'Donnell

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Email

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Address

POB 428 135 Pack Forest Road

City / State / Zip

Warrensburg, NY 12885

NOTES

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This image shows a single 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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