

**Wilmington Recreational Forest**  
Hardy Road  
Wilmington, NY 12997

**\$299,900**  
157.400± Acres  
Essex County





**Wilmington Recreational Forest**  
**Wilmington, NY / Essex County**

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**SUMMARY**

**Address**

Hardy Road

**City, State Zip**

Wilmington, NY 12997

**County**

Essex County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

44.3698 / -73.7991

**Taxes (Annually)**

1107

**Acreage**

157.400

**Price**

\$299,900

**Property Website**

<https://www.landleader.com/property/wilmington-recreational-forest-essex-new-york/41777>



## **Wilmington Recreational Forest**

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#### **PROPERTY DESCRIPTION**

157 acres of recreational land located near Wilmington, Jay and Lake Placid, near the High Peaks region of the Adirondacks. Directly adjacent to 714 acres of New York State Forest Preserve, waiting to be explored!

The Wilmington Recreational Forest is a former lumber company property with a long track record of good forest management. The result of the most recent harvest on the property is an abundance of high-quality timber, improved recreational access and development potential, and enhanced wildlife habitat. The thinning occurred in 2019-20 on the west side of Hardy Road. The most prominent and productive timber species include white and red pine with a small component of hardwoods. The property is enrolled in NYS Section 480 of the Forest Tax Law, which allows for a significantly reduced assessment, resulting in lower taxes in return for long-term forest management. Forest management is currently handled by listing agent, John O'Donnell.

The west side of Hardy Road is high and dry, with a good network of logging trails that can easily double as ATV, mountain bike, or horse trails. The east side of the property is nearly flat, also with trails from past forest management operations. The eastern portion of the property is bounded by Beaver Brook, a classified trout stream, and an expansive wetland complex, that is a tributary to the Ausable River. This area is an important wildlife habitat attractive to a variety of wildlife species for its food source and cover.

Forest management activities have created favorable wildlife habitat and browse by stimulating the growth of grasses and forbs, fruiting bushes (blueberry, raspberry and blackberry species), and seedlings and saplings of desirable tree species. The most common game species attracted to this vegetation are: whitetail deer, black bear, ruffed grouse, and turkey.

The west side of Hardy Road is zoned R3-Low Intensity, while the east side is zoned Resource Management. Zoning map and Zoning code are included. With its favorable site characteristics (elevation, soils) and its proximity to Wilmington, Jay and Lake Placid, this property has potential for a glamping or horseback riding business (Subject to zoning permit).

The Wilmington Recreational Forest has developable views on the west side of Hardy Road. There are plenty of opportunities for siting a hunting cabin, hunting blinds, and/or food plots. With careful tree cutting at select locations and a favorable elevation, views of the High Peaks can be gained, from the Sentinel Range to the south, and to the east.

This property is located under 5 miles to the villages of Wilmington and Jay, where you'll find grocery, hardware and shopping. A twenty-minute drive brings you to the Olympic Village of Lake Placid for dining and attractions.

Other destination driving times include: 5 hours to NYC, under 2 hours from Saratoga Springs, 40 minutes to Plattsburg International Airport and under 2 hours from Trudeau International Airport located in Montreal.





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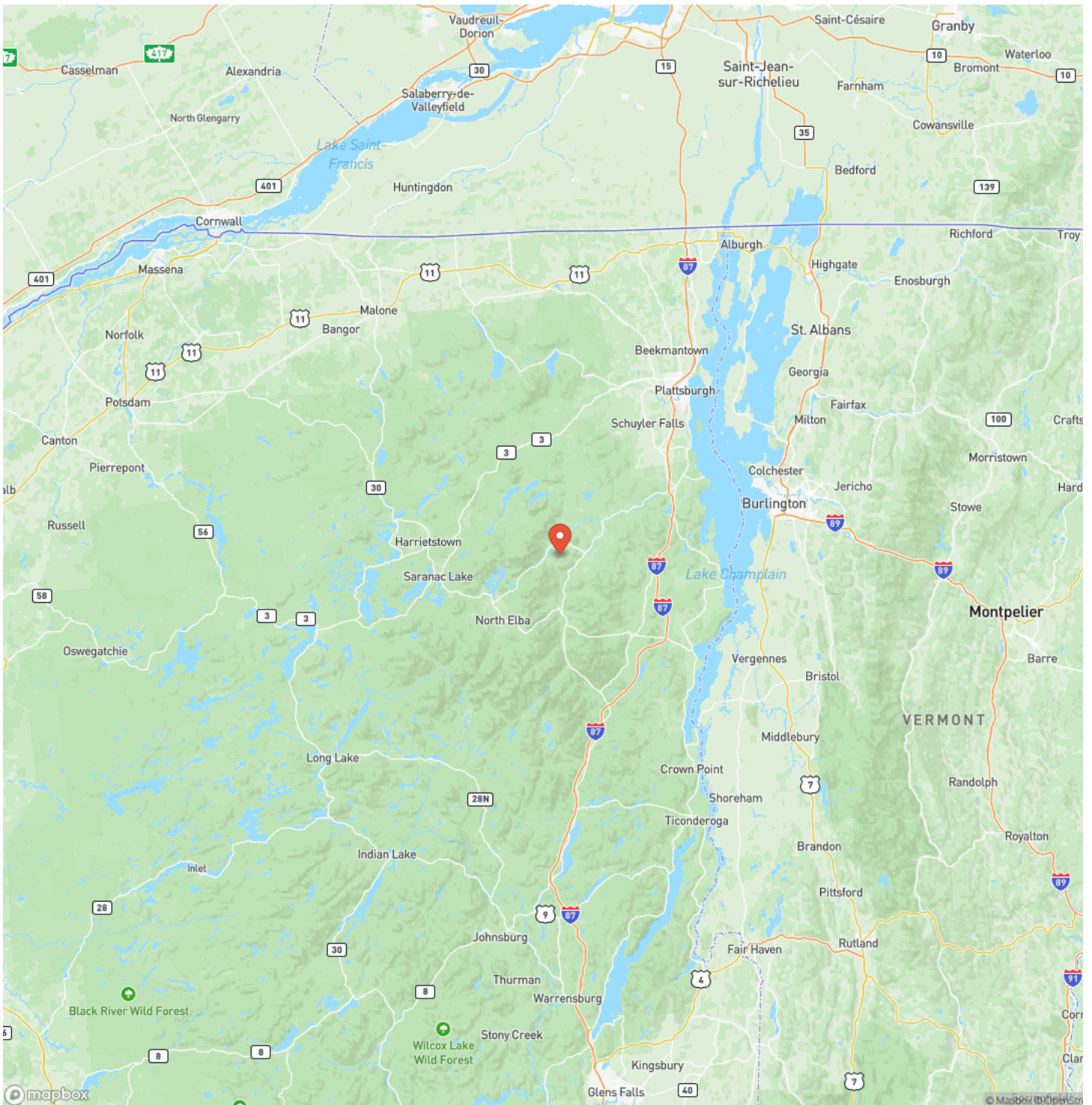


## Locator Map



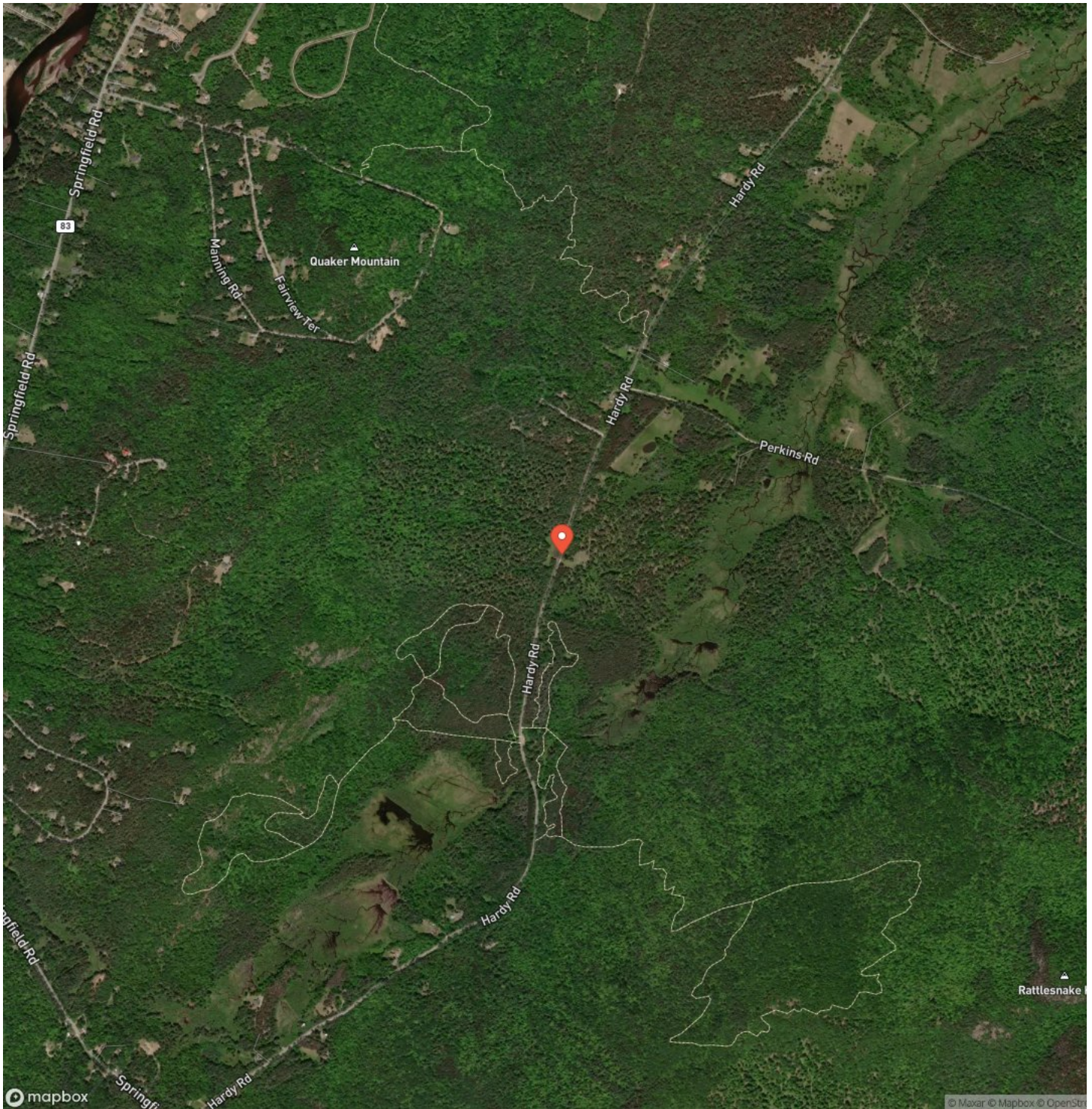


## Locator Map



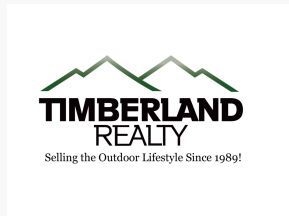


## Satellite Map







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**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

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