

Little Tor Farm & Forest
Little Tor Road
Wilmington, NY 12912

\$529,900
404± Acres
Clinton County



Little Tor Farm & Forest
Wilmington, NY / Clinton County

SUMMARY

Address

Little Tor Road

City, State Zip

Wilmington, NY 12912

County

Clinton County

Type

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

Latitude / Longitude

44.3698 / -73.7991

Taxes (Annually)

2590

Acreage

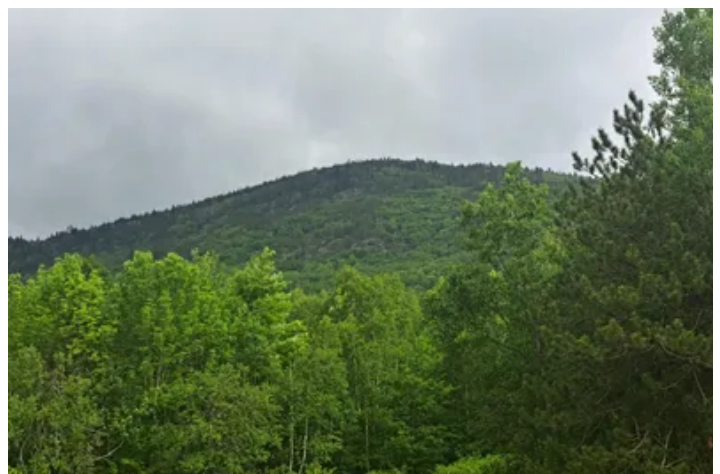
404

Price

\$529,900

Property Website

<https://www.landleader.com/property/little-tor-farm-forest-clinton-new-york/41819>



PROPERTY DESCRIPTION

404 acres of recreational forestland in the Adirondack Park, located near Wilmington, Jay, Lake Placid, and the High Peaks. Directly abuts over 13,000 acres of State Forest Preserve to explore, hike, hunt and camp.

Zoning for the Little Tor Farm and Forest property is Forestry Residential (Black Brook Local Zoning) and Resource Management (Adirondack Park Agency Zoning). 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 (zoning permitted).

Electric service is ~ 2000 feet from the gate on Little Tor Road, which is a year-round, town-maintained, gravel road. The property is situated at the end of the road. County GIS/tax map shows the town road going right to gate, however, plowing and maintenance appears to only go to a turn-around approximately 150 feet from the gate.

Big Brown Brook, originating from the heights of the adjacent state forest preserve, is the dominant water feature on this property. Approximately 5,900 feet of this perennial brook, with its cascades, pools and natural beauty is a year-round attraction. An adjacent, smaller, perennial stream, that flows parallel to the meadow, is an added virtue to an already spectacular location.

There is an open meadow, ~ 2 acres in size, at the end of the road, bounded by century old stone walls and woods edge, which reflect the previous agricultural history of this area. The meadow would be an ideal site to situate a new home or cabin with spectacular views of the Wilmington Mountain Range to the north. There are currently 2 structures in the meadow (old farm house and outbuilding), as well as a log cabin in the woods. All three structures are in poor condition and may, or may not be salvageable. The owner is unaware of the private water or septic characteristics at each site.

This property is enrolled in NYS Section 480a of the Forest Tax Law, which allows for a significantly reduced assessment and taxes in return for a commitment to long-term forest management. Forest management is currently handled by listing agent, John O'Donnell. There has not been any active forest management since 2016 under the current ownership; timber harvest activity prior to that time is unknown. Forestry management plan and associated 480a documents can be provided upon request.

The Little Tor Farm and Forest property is less than 5 miles from the villages of Wilmington and Jay, for your basic needs, and 20 minutes from the Olympic village of Lake Placid, with plenty of dining and attractions. It is 40 minutes from the Plattsburgh International Airport and under 2 hours from Trudeau International Airport in Montreal, as well as less than 2 hours from Saratoga Springs and 5 hours from NYC.

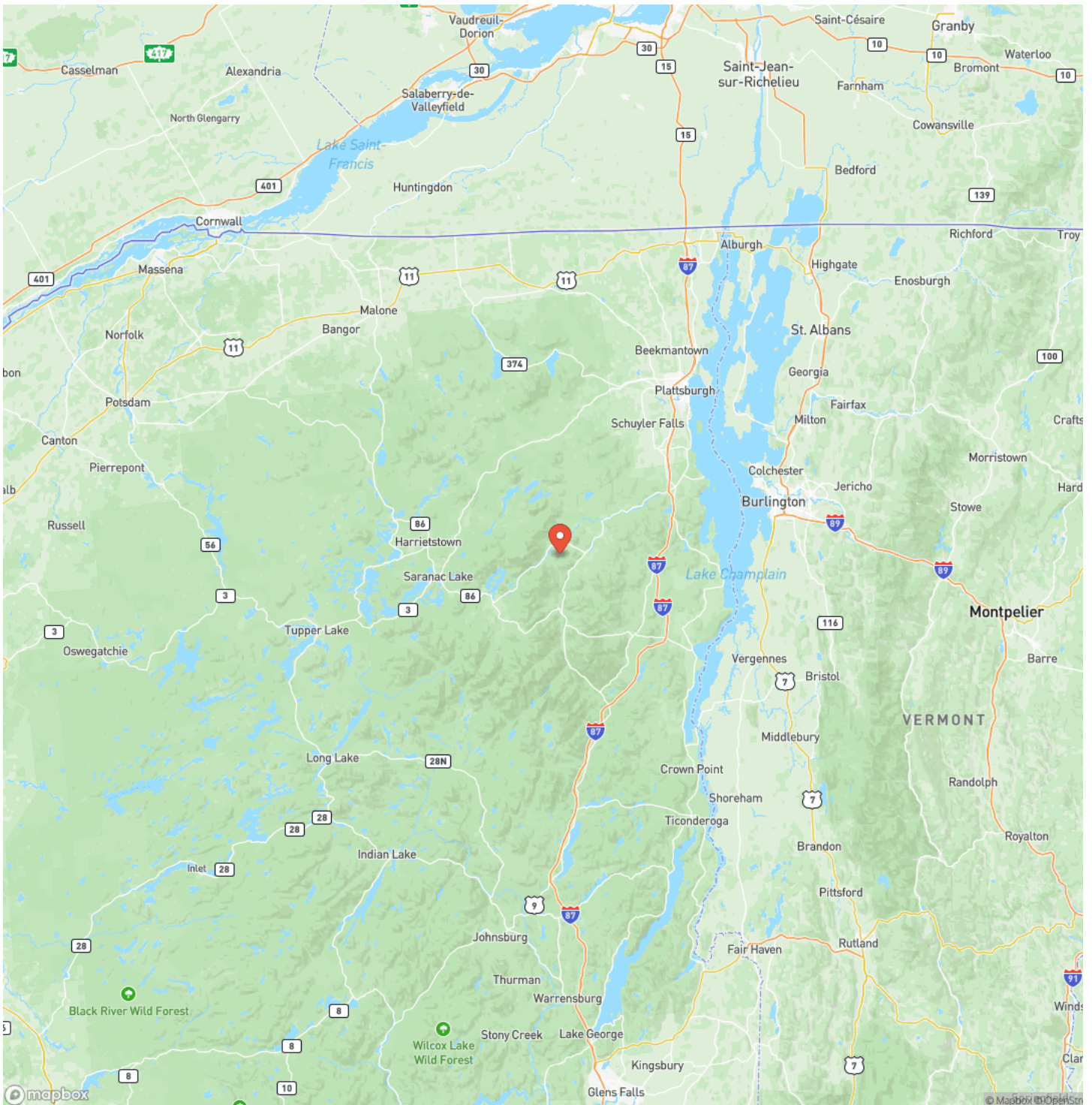
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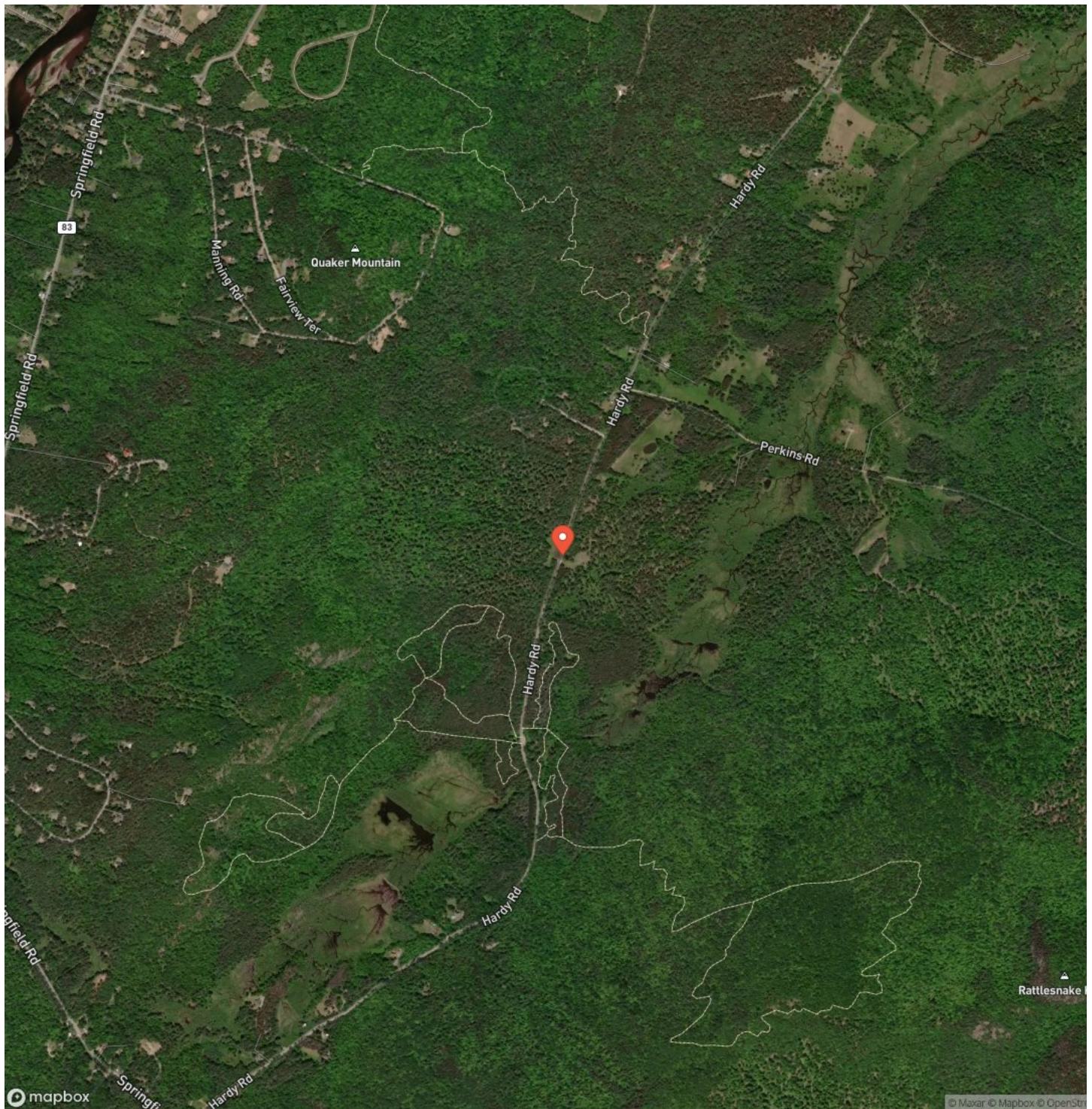
Locator Map



Locator Map



Satellite Map



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