

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

**\$199,900**  
31.180± Acres  
Warren County





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

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**SUMMARY**

**Address**

State Route 28

**City, State Zip**

Warrensburg, NY 12885

**County**

Warren County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Lot

**Latitude / Longitude**

43.5923 / -73.8648

**Taxes (Annually)**

1146

**Acreage**

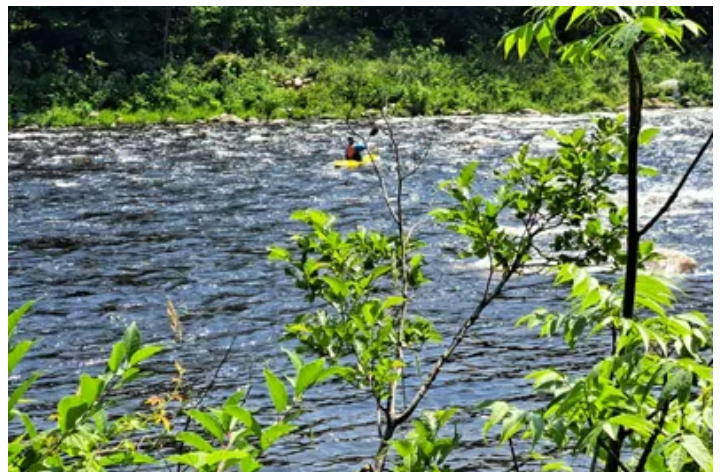
31.180

**Price**

\$199,900

**Property Website**

<https://www.landleader.com/property/hudson-river-hideaway-warren-new-york/42943>



**PROPERTY DESCRIPTION**

Undeveloped Adirondack forestland that includes ~ ½ mile of Hudson River whitewater frontage, several hundred feet on Glen Creek, and a mature forest ready for exploration. This unique property, located at The Glen in Johnsbury, between Warrensburg and North Creek, offers a splendid opportunity to situate your new home or camp within earshot of the mighty Upper Hudson River and within striking distance of nearby State Lands and skiing at Gore Mountain.

The Hudson River Hideaway property is zoned for Rural Use by the Adirondack Park Agency and Mixed Use 8.5 acre by the Town of Johnsbury. In order to retain the rural and scenic character of the Route 28 corridor and the Hudson River, there is a Scenic Overlay Designation, where homes must be situated more than 200 feet from the highway. Similarly, the Hudson River is designated as Recreational by NY State, which prohibits development closer than 150 feet from the high-water mark of the river. The property is comprised of two contiguous tax parcels, with parcel 26, 17.1 acres, under Fisher 480, which offers very low taxes, and parcel 10.3 which has the Hudson River frontage.

The property has ~3,700 feet of frontage on State Route 28, a major two-lane highway with electric, phone, and internet. There is no public water or sewer nearby. All facilities would consist of a drilled well and septic. Parcel 10.3 is divided by a Warren County-owned railroad, which is not currently used for train traffic, nor for rail bikes. The tracks are easily crossed by foot to access the 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. The property also fronts on several hundred feet of Glen Creek, where it meets the Hudson River. Glen Creek, an important tributary to the Hudson, is stocked yearly with trout upstream.

The Hudson River Hideaway is well-suited for ATV-riding, equestrian activities, hiking, bow-hunting, and mountain biking. There are many beautiful nearby lakes with public access, including Lake George, Lake Champlain, and Schroon, Brant, & Loon Lakes. There is also abundant State Land a short drive from the property in Thurman, Johnsbury, 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.

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



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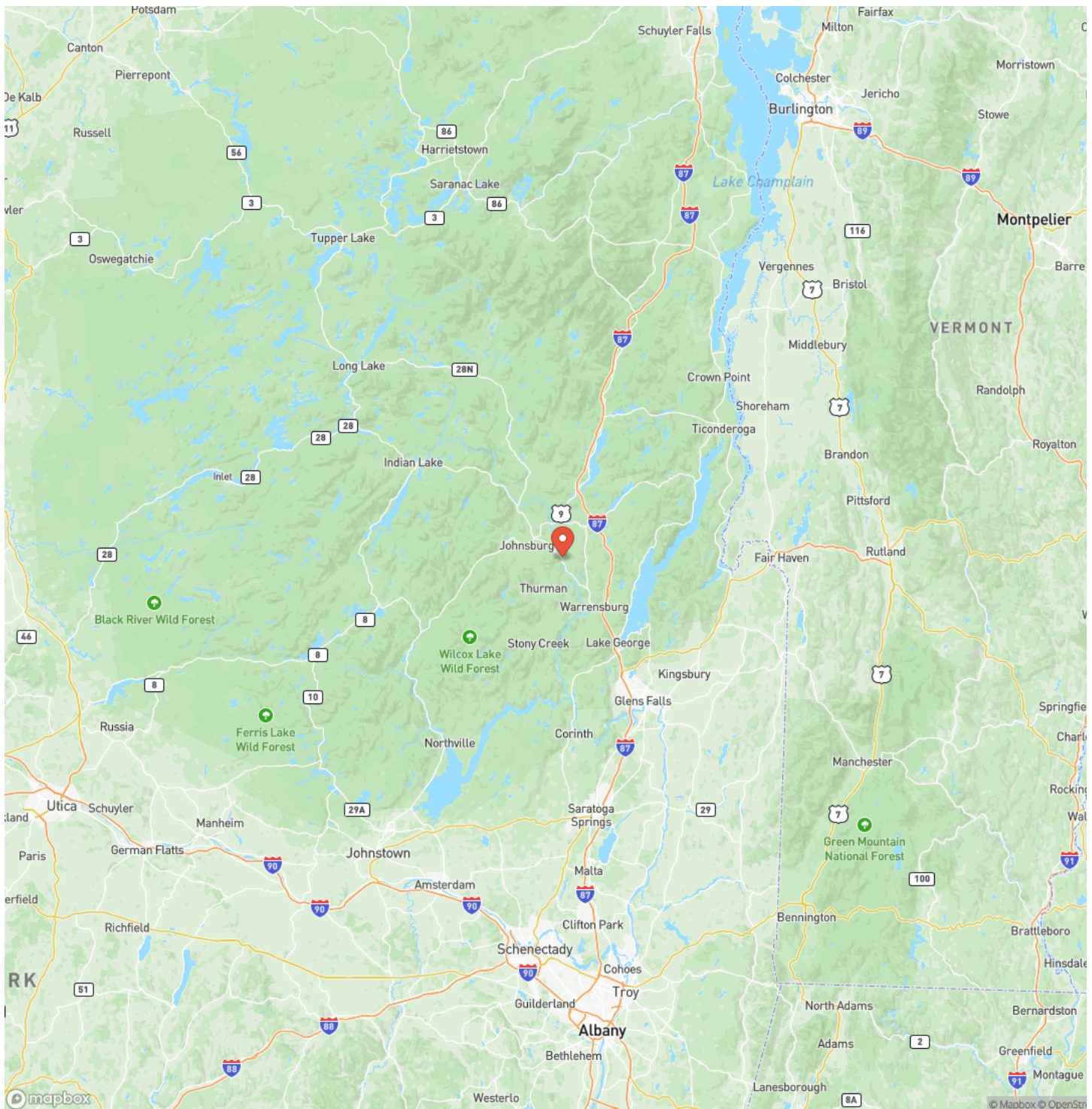




## Locator Map

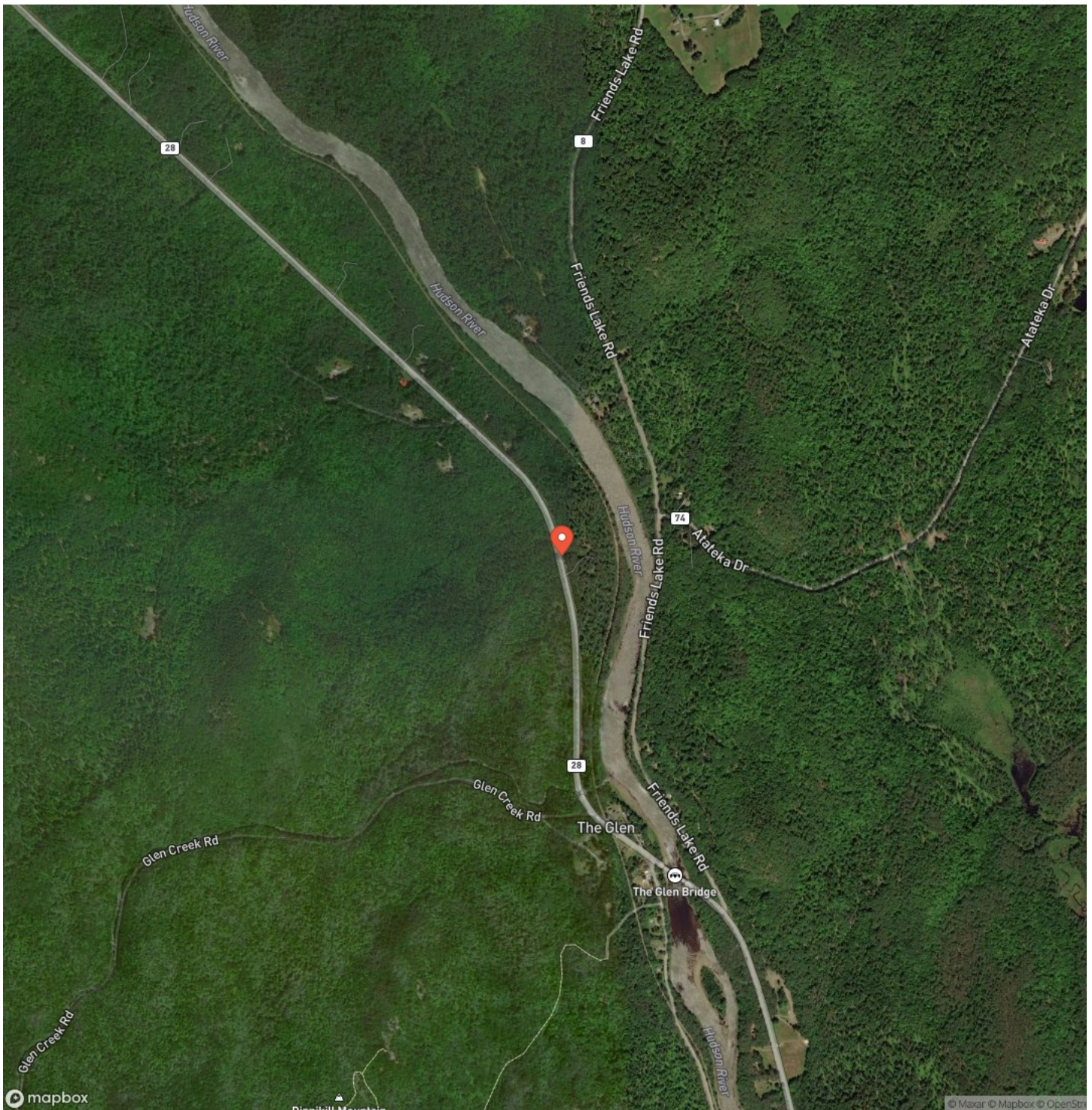


## Locator Map





## Satellite Map



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**Warrensburg, NY / Warren County**

## 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

## NOTES



**MORE INFO ONLINE:**

**TimberlandRealty.net**



## 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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