

Ausable River Retreat
Haselton Road
Wilmington, NY 12997

\$1,250,000
398.500± Acres
Essex County



Ausable River Retreat
Wilmington, NY / Essex County

SUMMARY

Address

Haselton Road

City, State Zip

Wilmington, NY 12997

County

Essex County

Type

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

Latitude / Longitude

44.4311 / -73.7527

Taxes (Annually)

8899

Acreage

398.500

Price

\$1,250,000

Property Website

<https://www.landleader.com/property/ausable-river-retreat-essex-new-york/43868>



PROPERTY DESCRIPTION

Introducing the Ausable River Retreat; 399 acres of recreational land located near Wilmington, Jay and Lake Placid, the High Peaks region of the Adirondacks, with over 5000 feet of direct frontage on the West Branch of the Ausable River and 6000 feet on Black Brook, which bisects the property. The property directly abuts lands of the State of New York's Forest Preserve to the north. Views of Whiteface Mountain and the Wilmington Range are astounding!

Three structures remain on the site of what was a dairy farm; a large barn, chicken coop and 3-bay storage building. These structures are in fair condition and have potential use to a new owner. The structures are central to the open fields/hay meadows which allow for a terrific view of the surrounding peaks in all directions. The lower portion of the dairy barn has been used to raise quail and pheasant while the hay loft above used just for storage. The barn has electric that is currently in service. A drilled well of unknown depth, which is still in use, is also found adjacent to the barn which is still in use.

The West Branch of the Ausable River is a famous, world-class trout fishery. As the new steward of this land 'treasure,' you can walk or ride across the fields of your property and wade into the waters of the Ausable to fly fish, with distant views of Whiteface Mountain. Imagine being in the middle of this property and exploring Black Brook's numerous pools and eddies and hooking native brookies feeling like you are in the middle of nowhere, yet you are close to everything.

The property is enrolled in NYS Section 480a 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.

A harvest was last conducted on the property in 2020 and the next management activity is open-ended. The property is due a 5-year update, which requires a re-inventory of the timber. From that point the schedule will be updated for the subsequent 15 years. Other than 5-year updates, forestry plans under 480a can be amended to meet the new landowners objectives. Boundary lines are easily identifiable, blazed and painted with red colored paint.

Past forest management activities (timber harvesting) have contributed to favorable habitat for ruffed grouse, whitetail deer and black bear. Harvesting creates low cover for birds and mammals, sun-loving berry patches and leafy browse. The open-space and managed forest species diversity are complimented by the adjacent 1000 acres of State Forest Preserve, where there is direct access for hunting and fishing.

Under the Adirondack Park Agency, the property is partially zoned Resource Management and Rural Use. A deeded Right-of-Way exists through parcel 17.1-9 (west of Haselton Rd) into parcel [17.1-1-2](#). Survey map indicating R.O.W. is included in listing. An additional Right of Way, east of Haselton Road, serves for access on adjoining properties as well.

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.

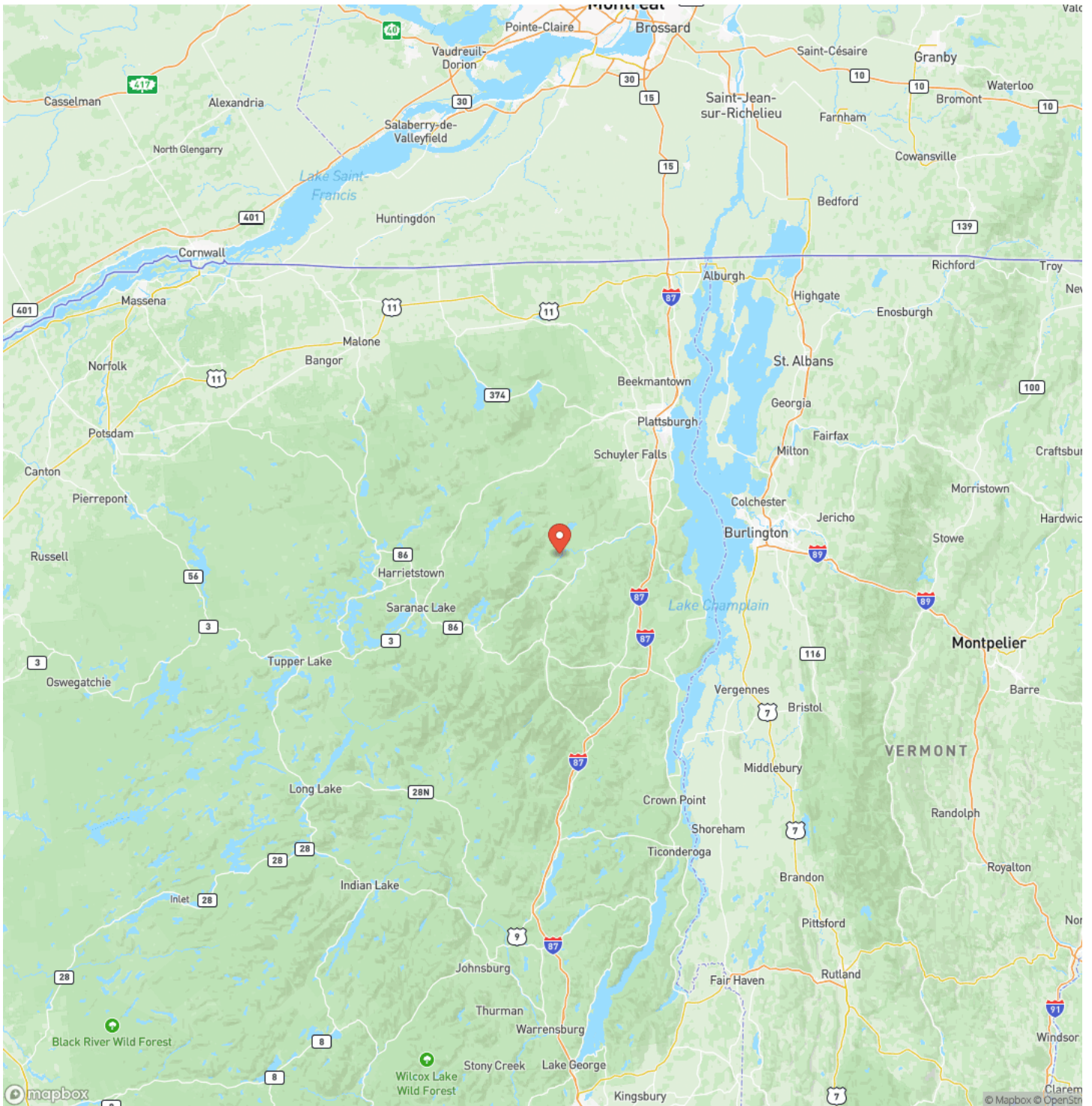
Ausable River Retreat
Wilmington, NY / Essex County



Locator Map



Locator Map



Satellite Map



Ausable River Retreat
Wilmington, NY / Essex County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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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