

State Line Gem
State Line Road
Hoosick, NY 12090

\$299,900
124.390± Acres
Rensselaer County



State Line Gem
Hoosick, NY / Rensselaer County

SUMMARY

Address

State Line Road

City, State Zip

Hoosick, NY 12090

County

Rensselaer County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

42.9436 / -73.5727

Taxes (Annually)

6198

Acreage

124.390

Price

\$299,900

Property Website

<https://www.landleader.com/property/state-line-gem-rensselaer-new-york/45390>



PROPERTY DESCRIPTION

This property is a pristine gem, located near the New York/Vermont state line. You'll feel peace and tranquility as you walk the mowed trail along the stream, and deeper into the property, through a forest of red and sugar maple, oaks, birch, and beech. The property offers many potential home sites, whether close to the road or tucked farther in for more privacy. It also provides much for recreation enthusiasts, including ATV and horseback riding, winter sports, and both small and big game hunting.

The State Line Gem property has an agricultural past, evidenced by stone walls, wire fence, and pasture trees; that past could be resurrected with the development of a hobby or farm business. Possibilities include maple sugaring, animal pasturing, mushroom production, firewood, and timber. A recent timber inventory estimates that there is over 300,000 board feet of mixed hardwood timber, including sugar maple, red maple, and red oak, presenting a great opportunity to manage your own woodlot for timber, wildlife, or maple sugaring. The inventory estimates ~34 potential taps per acre, or ~4,200 total taps. The topography is favorable for gravity flow of sap to a collection point on the property, or maple sap could be pumped roadside.

Outdoor recreation businesses are booming in New York State, with people seeking to be closer to nature and rural lifestyles, but within reasonable distance of major urban areas. With its location in beautiful Washington County and proximity to Vermont attractions, it is easy to envision developing this site for luxury tent or yurt camping.

In addition to potential business opportunities, the State Line Gem property would be ideal for a single-family home or family compound with a private interior road. Electric service is available at the road frontage. Farther into the property, selective tree cutting from heights of land may offer long-distance views toward the Green Mountains of Vermont, so an off-grid home or cabin might be your preferred option. Siting a pond in a low-lying area poses another possibility for a picturesque home site. Interior trails offer great access for whatever you might choose to do on the property.

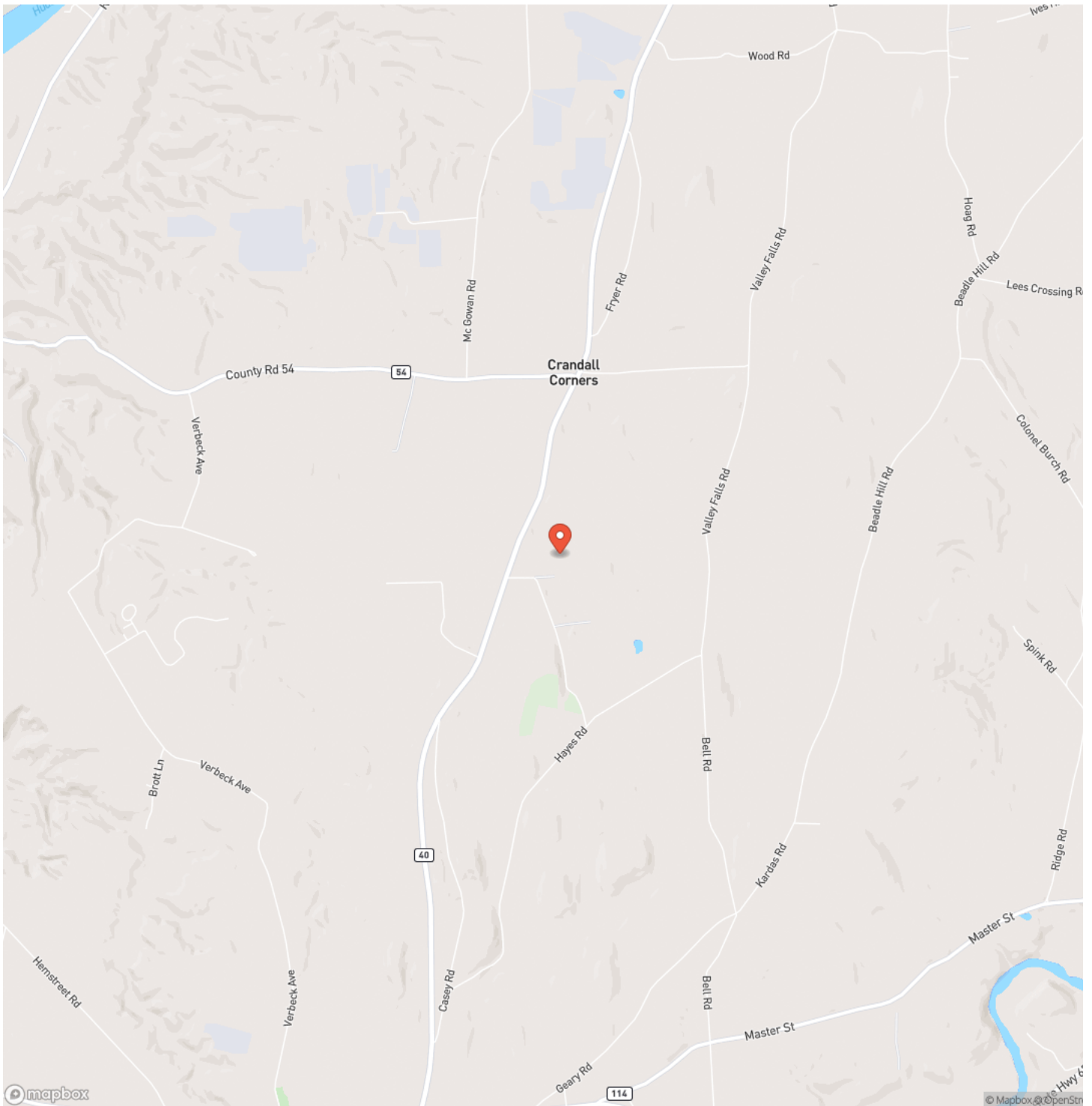
A short section of perennial stream passes through the property, offering a visual and acoustic aesthetic, as well as being an important attraction for wildlife. This unnamed stream is a tributary of the Walloomsac River, a well-known trout fishery. The Walloomsac River, less than a mile from this property, is stocked yearly with several thousand brown and rainbow trout.

The State Line Gem property is situated in a very desirable region, just minutes from Bennington, VT and Hoosick Falls, NY, and a short drive from National Forest Lands and several thousand acres of State Forest. The region is a mix of farm and forest, rolling hills and rivers, affording that tranquil rural character, while being within easy striking distance of amenities and attractions.

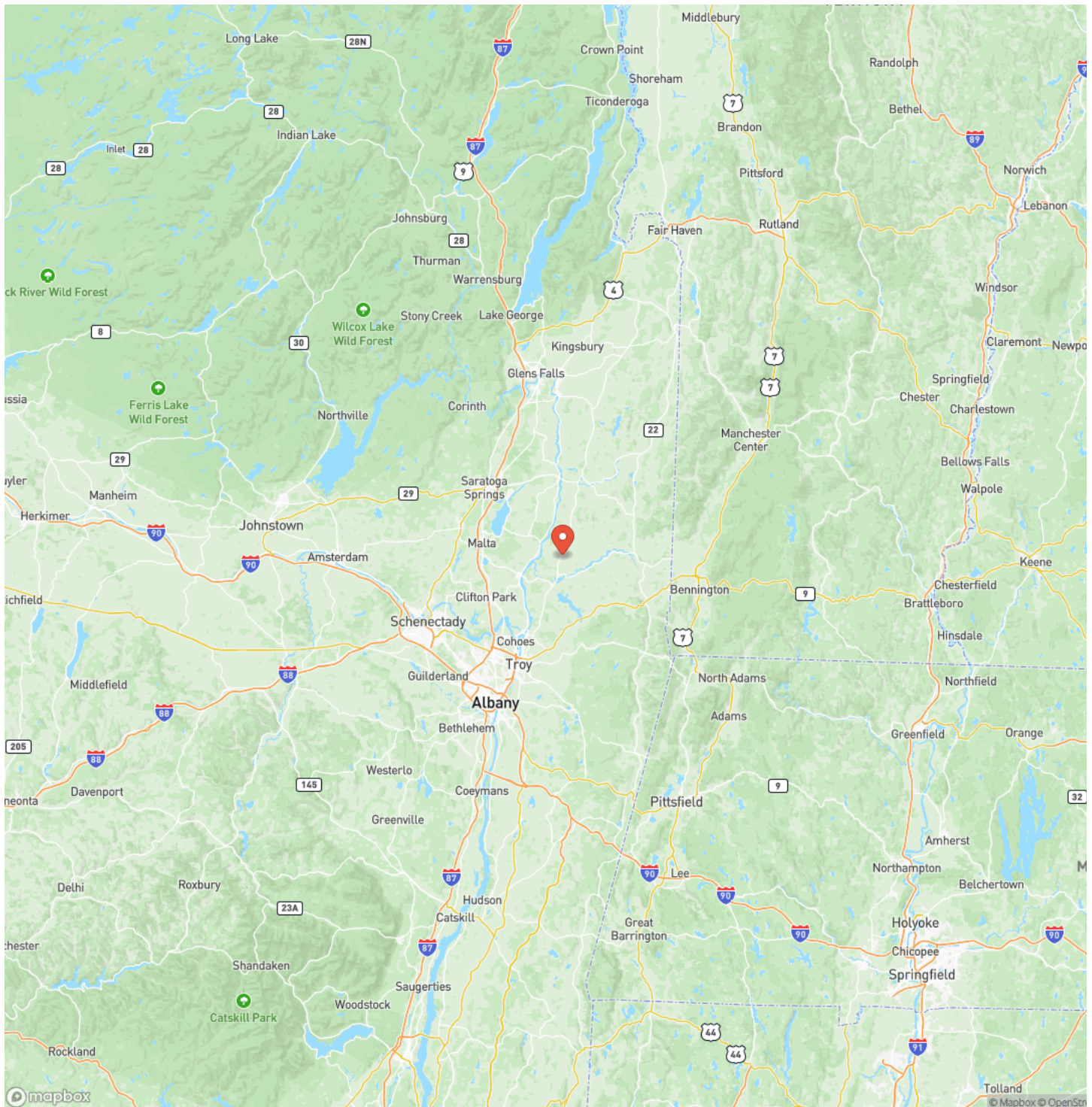
State Line Gem
Hoosick, NY / Rensselaer County



Locator Map



Locator Map



Satellite Map



State Line Gem

Hoosick, NY / Rensselaer County

LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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