

Hudson River Woods & Water
Friends Lake Road
Chestertown, NY 12817

\$840,000
337± Acres
Warren County



Hudson River Woods & Water
Chestertown, NY / Warren County

SUMMARY

Address

Friends Lake Road

City, State Zip

Chestertown, NY 12817

County

Warren County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Riverfront

Latitude / Longitude

41.6389 / -73.8622

Taxes (Annually)

3295

Acreage

337

Price

\$840,000

Property Website

<https://www.landleader.com/property/hudson-river-woods-water-warren-new-york/47091>



PROPERTY DESCRIPTION

With nearly 2,200 feet of frontage along the Upper Hudson River, a wild, whitewater backcountry river, and immediate access to nearly 1,600 acres of State Forest Preserve, the Hudson River Woods & Wildwater property is the “complete package” of Adirondack property. With over 4,500 feet of road frontage (with electric) on Friends Lake Road, it’s an ideal location for a camp, second home, or subdivision.

The Upper Hudson River is the most significant feature on the property. An existing woods road, via a right-of-way through parcel [119.-2-16](#), takes you to and along the roaring waters of one of the most iconic waterways in the northeast. Favorable locations for an off-grid camp or tenting sites exist within hundreds of feet of the roar of the mighty Hudson. Fish or swim from the bank, or launch a canoe, kayak or raft for a journey of several miles of whitewater and flatwater.

The Hudson River Woods & Water property is adjacent to 1,600 acres of State Forest Preserve, open to the public for hunting, fishing, hiking, and camping. The new owner will be able to walk right onto State land and chase bucks, bears and birds, fish the stocked Palmer Pond, or hike to various peaks.

Decades of professional forest stewardship on the property have promoted timber quality and diversity, as well as varied habitat for many wildlife species. The hemlock and pine trees offer important thermal cover for wintering deer, and the red oak trees contribute acorns as a critical food source for deer, bear, and turkey. Tracks, scat, and buck rubs indicate abundant deer activity. Limited canopy openings have been created during forestry operations, leading to a flush of ground-level growth beneficial to wildlife.

The property is under the Fisher 480 forest tax law, which provides a handsome reduction in taxes, while being less burdensome than its 480a tax law successor. Fisher 480 carries a very low administrative burden; there is no requirement to hire a forester or develop a forest management plan as with 480a. The only requirement is that the landowner pay a 6% severance tax on the timber stumpage yield from timber sales.

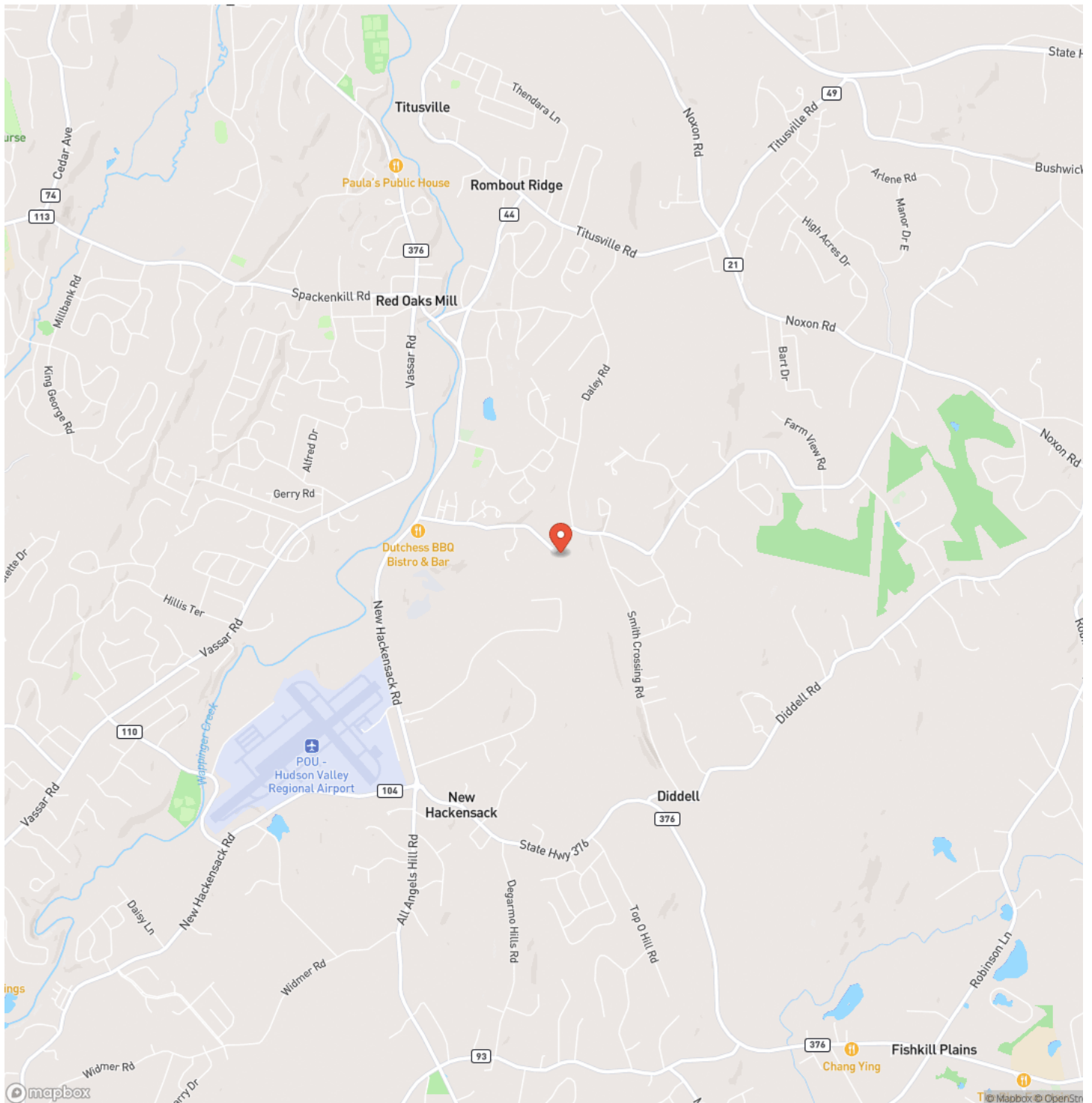
Although the property has significant road frontage, the physical access into the property is through parcel [119.-2-12](#), via a deeded 50-foot right-of-way. This also serves as the public access to the adjacent northern block of State land, as well as for the owners of parcel [119.-2-16](#).

The Hudson River Woods & Water property is located only 4.5 miles from Chestertown, 11 miles from Warrensburg, and 15 miles from the slopes of Gore Mountain—so all of the necessities are close at hand. It is under an hour from Saratoga Springs, 1.25 hours from Albany, and ~4 hours from New York City.

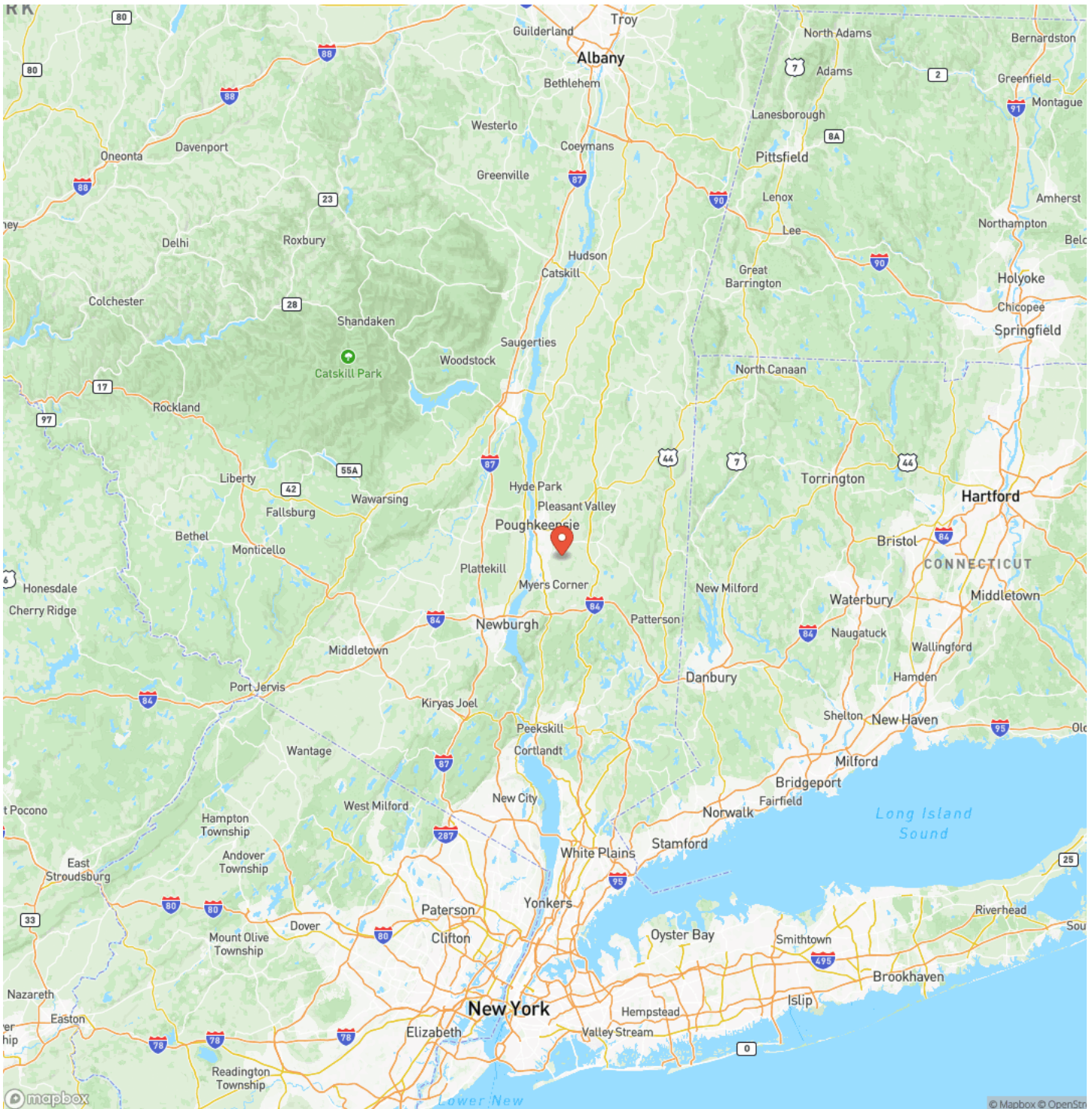
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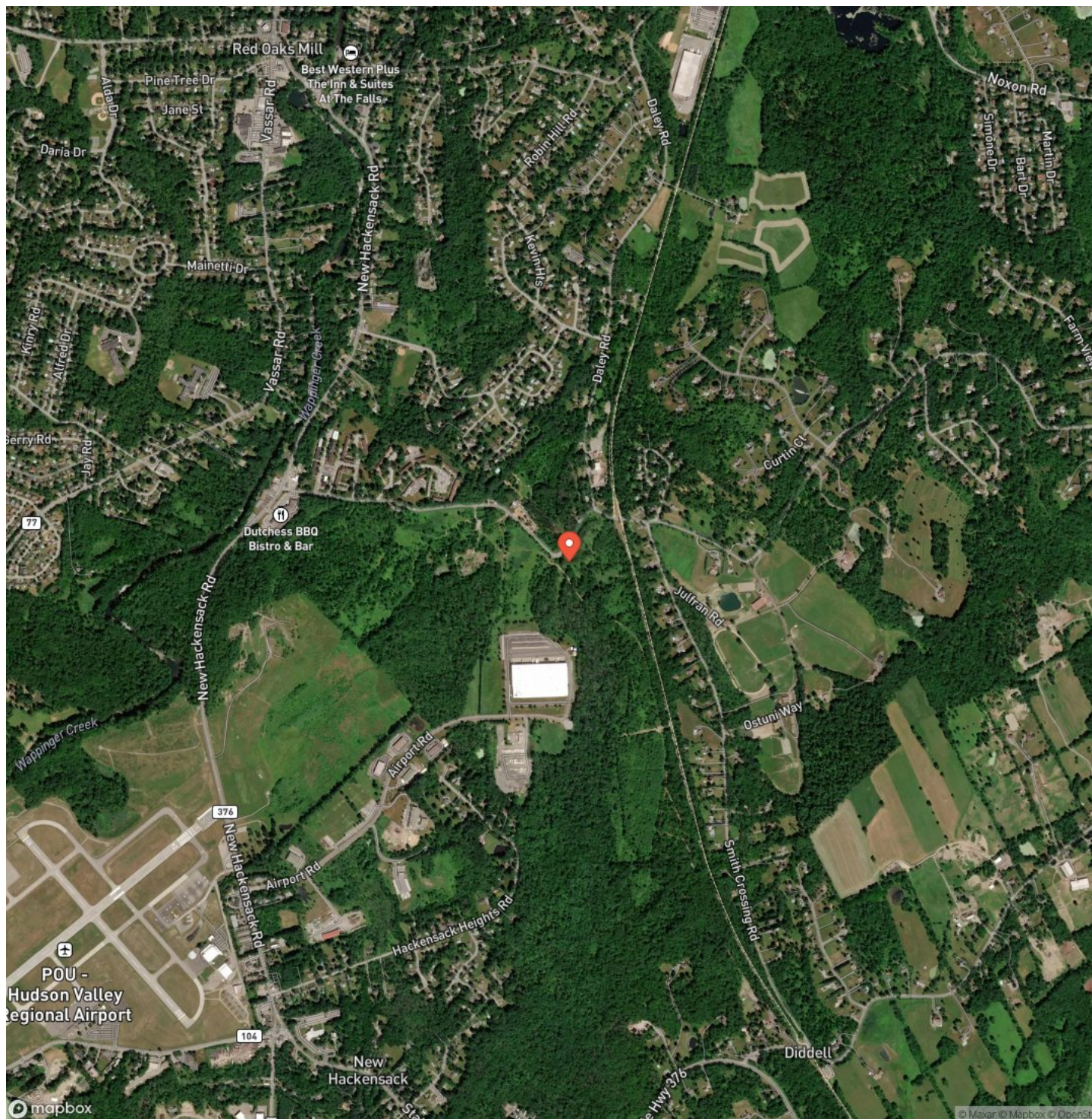
Locator Map

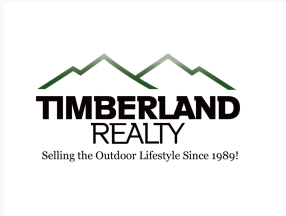


Locator Map



Satellite Map



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