

Lake George Heights  
State Route 9  
Lake George, NY 12845

**\$209,900**  
61.200± Acres  
Warren County





**Lake George Heights**  
**Lake George, NY / Warren County**

---

**SUMMARY**

**Address**

State Route 9

**City, State Zip**

Lake George, NY 12845

**County**

Warren County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

43.455 / -73.7385

**Taxes (Annually)**

589

**Acreage**

61.200

**Price**

\$209,900

**Property Website**

<https://www.landleader.com/property/lake-george-heights-warren-new-york/47365>



### **PROPERTY DESCRIPTION**

61 surveyed acres just minutes from Lake George Village, Lake George Heights is a prime location to site your year-round home or seasonal cottage. It is also a property that has good income potential, with merchantable timber and favorable characteristics for the development of a sugarbush.

This property is zoned LC-50 (Land Conservation, 50-acres), which allows for one principal home per 50 acres. It is located within the Lake George Central School District.

Lake George Heights is among a contiguous block of several thousand acres of public and private wooded properties. From the height of land near the western property line, there are potential views of Lake George to the east that could be developed with selective tree cutting. This would be an excellent spot to take in the views from your secluded camp or tent site.

The property has a history of professional forest management, which has worked to improve the timber resource, as well as upgrade internal access by creating trails. The forest has merchantable sugar maple and mixed hardwood timber that could be managed for income. The woodland could also be developed into a sugarbush, with sap being collected adjacent to the powerlines via gravity-fed tubing.

A perennial stream, which is a tributary of English Brook, runs through the property. English Brook is a stocked trout stream and an important tributary to Lake George a 32-mile long deep water lake.

There are two access points from State Route 9, with bridges over English Brook. The southern access, with a deeded Right-of-Way (ROW) agreement and survey with National Grid (formerly Niagara Mohawk) across the powerline, has a pre-fabricated, steel bridge with wood decking. This ROW also provides access for the southern neighbor (237.-2-12). The northern access point is a timber bridge on bin blocks; this is also used by the western neighbor (237.-2-5), who recently utilized the access for a timber operation.

Lake George Heights is only 5 minutes from Lake George Village and Warrensburg, with plenty of amenities and tourist attractions. It is 30 minutes from Saratoga Springs and one hour from Albany.



Lake George Heights  
Lake George, NY / Warren County



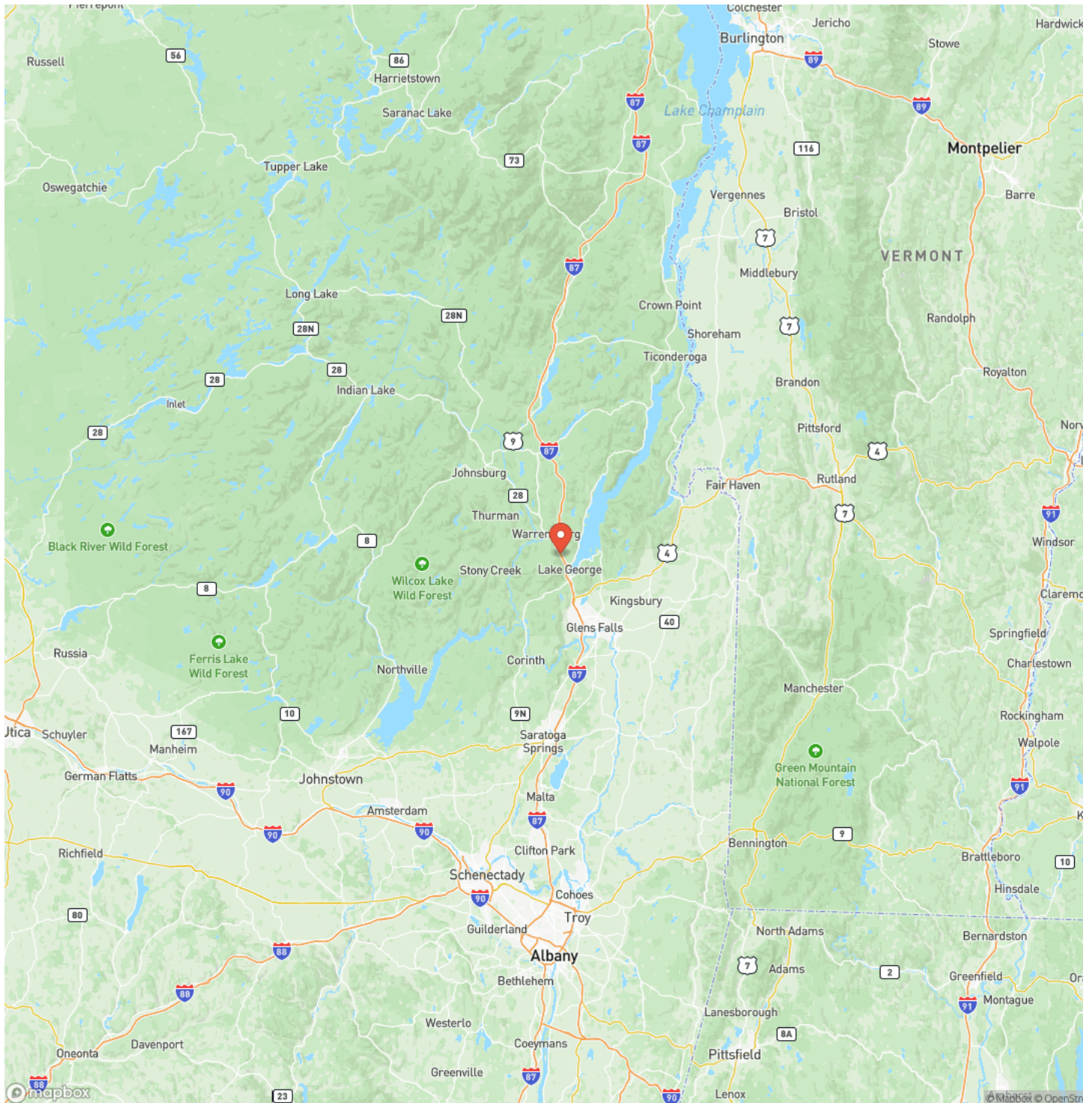


## Locator Map





## Locator Map





## Satellite Map





## 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

[illegible]



[illegible]



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.





---

**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

---

