

**Split-Rock Forest**  
Cloverleaf Drive  
Warrensburg, NY 12885

**\$269,900**  
34.050± Acres  
Warren County





**Split-Rock Forest**  
**Warrensburg, NY / Warren County**

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**SUMMARY**

**Address**

Cloverleaf Drive

**City, State Zip**

Warrensburg, NY 12885

**County**

Warren County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

43.5035 / -73.7939

**Acreage**

34.050

**Price**

\$269,900

**Property Website**

<https://www.landleader.com/property/split-rock-forest-warren-new-york/55030>



### **PROPERTY DESCRIPTION**

Very secluded but located in a quiet residential neighborhood right in the Town of Warrensburg, the Split Rock Forest is 34 acres of beautiful woodlands waiting for you to build your forever home.

The property is surveyed and has had a recent property line adjustment, with Adirondack Park Agency approval. Electric, Spectrum internet, and phone are available roadside, as is public water supply. All residential homes within this neighborhood are on septic sanitary systems.

The current owner has used this property for recreation, including deer hunting and ATV riding, and has dug several watering holes to attract whitetails and other wildlife. Past timber harvesting has developed the browse layer within the forest, also to the benefit of wildlife. The forest canopy was thinned under the direction of the landowner's forester, who is also the listing agent. The goal of this thinning was not only to promote understory growth and enhance wildlife habitat, but also to improve trails and grow quality timber for the future. Numerous ATV trails exist, which allow for great access within the 34 acres.

The Split Rock Forest Property is divided by a seasonal stream that terminates at the property line in a small wetland. This wetland *could* be developed into a small pond, which would add to the great features of the property.

A "Grown-Up" tree fort was built in 2020. It is a 12' x 12' elevated structure, backed up to a small rock outcropping. It remains unfinished but is sided and has a steel roof and windows. With a fire ring already in place, it would make for a unique camping spot, in a picturesque forest setting, yet so close to town.

This property is very close to the Lake George Wild Forest in Warrensburg, a 71-acre "forever wild" parcel that has Nordic cross-country ski trails, mountain bike trails, and provides direct access to the Hudson River for fishing, kayaking, and tubing. As well the property is minutes from the SUNY ESF Pack Forest, a 2,500 acre publicly accessible property for fishing, hunting hiking and mountain biking. Cronin's Golf Course is almost walking distance from the property, offering the unique experience of golfing along the Upper Hudson River.

Warrensburg is well-situated, right off I-87, with Lake George Village, Queensbury, and Saratoga Springs to the south, with plenty of tourist attractions and amenities. To the north and west, deeper into the Adirondacks, the recreational opportunities are boundless, with mountain peaks to climb, state lands to explore, and so much more.

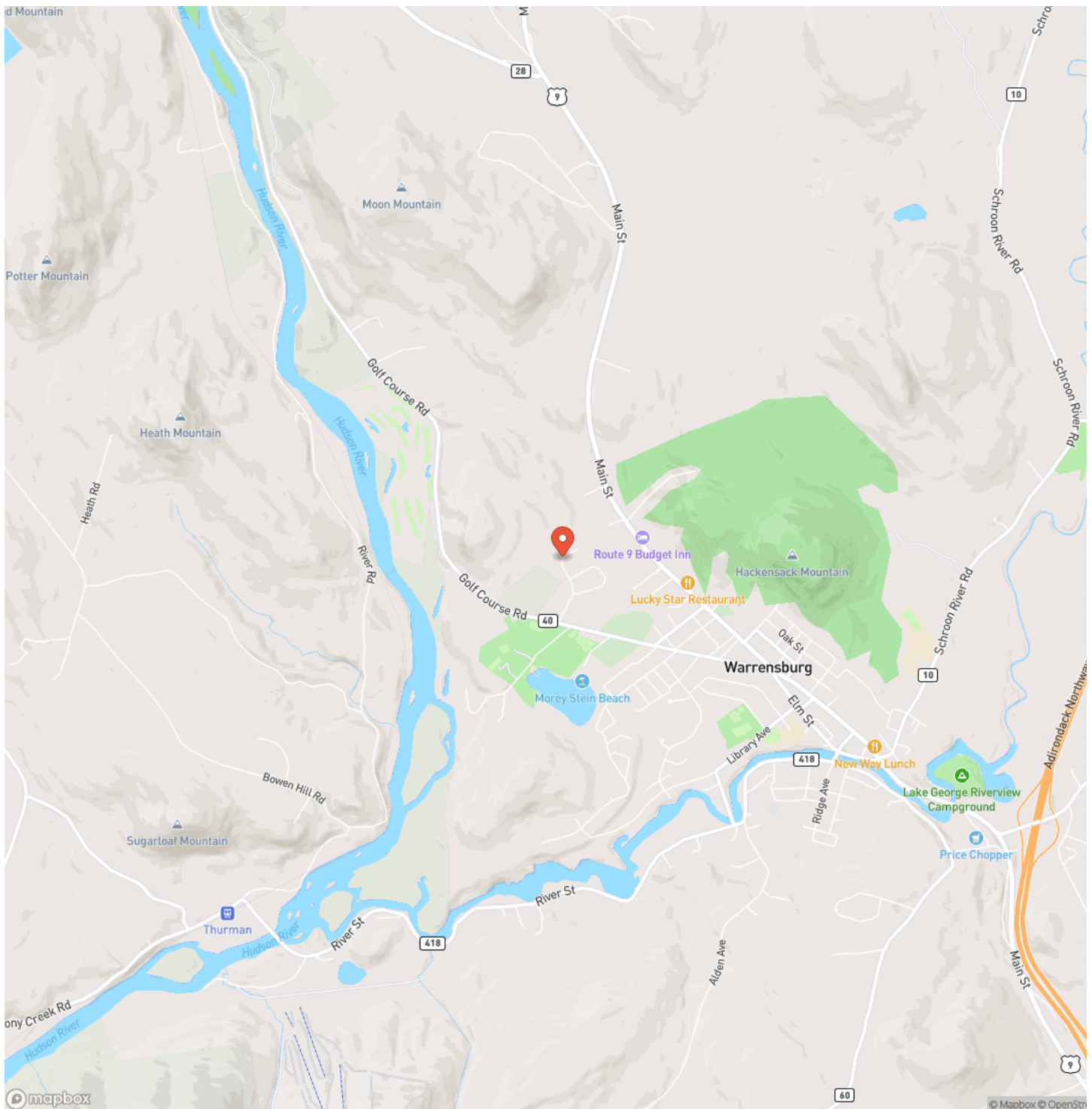


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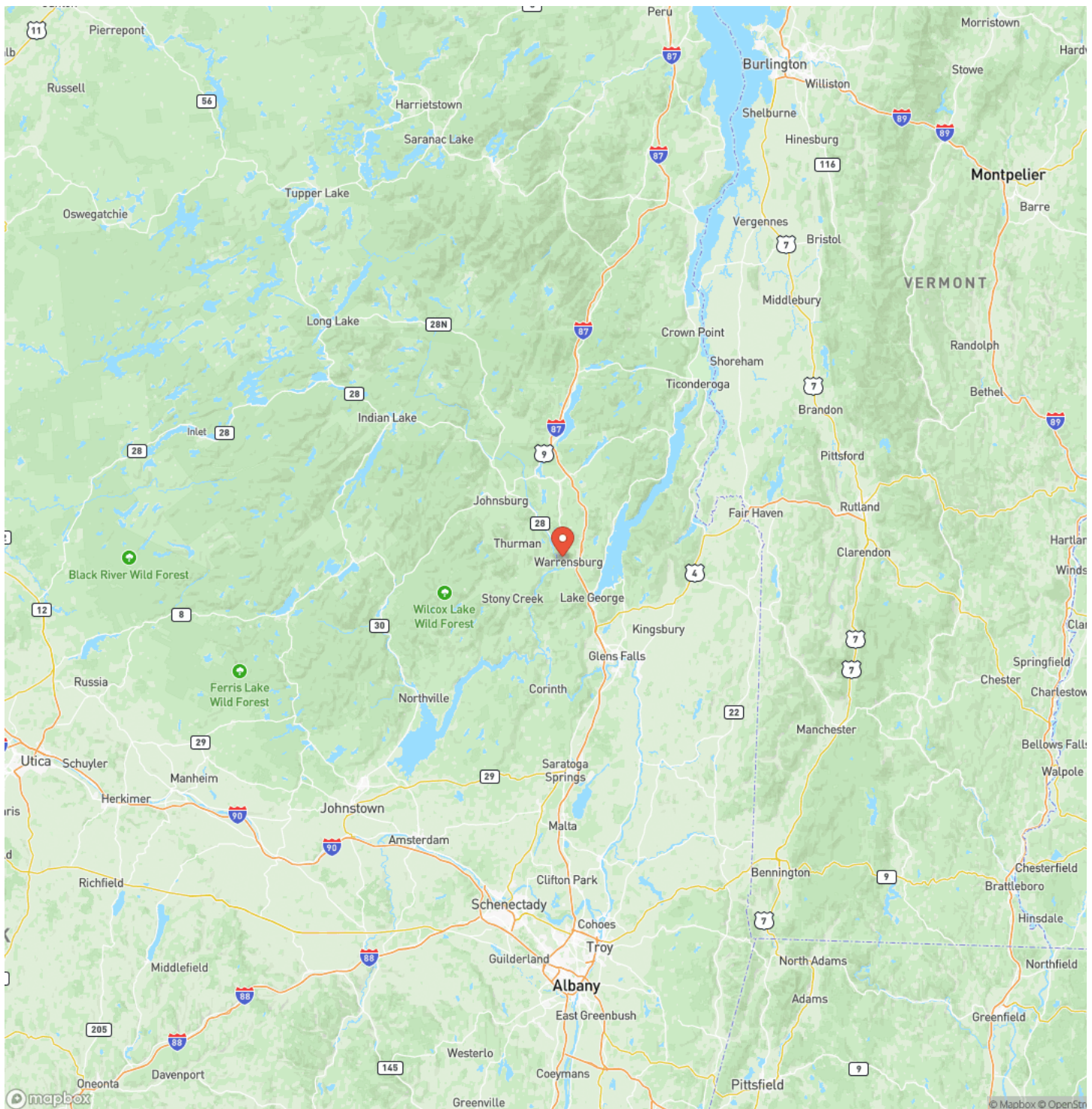




## Locator Map

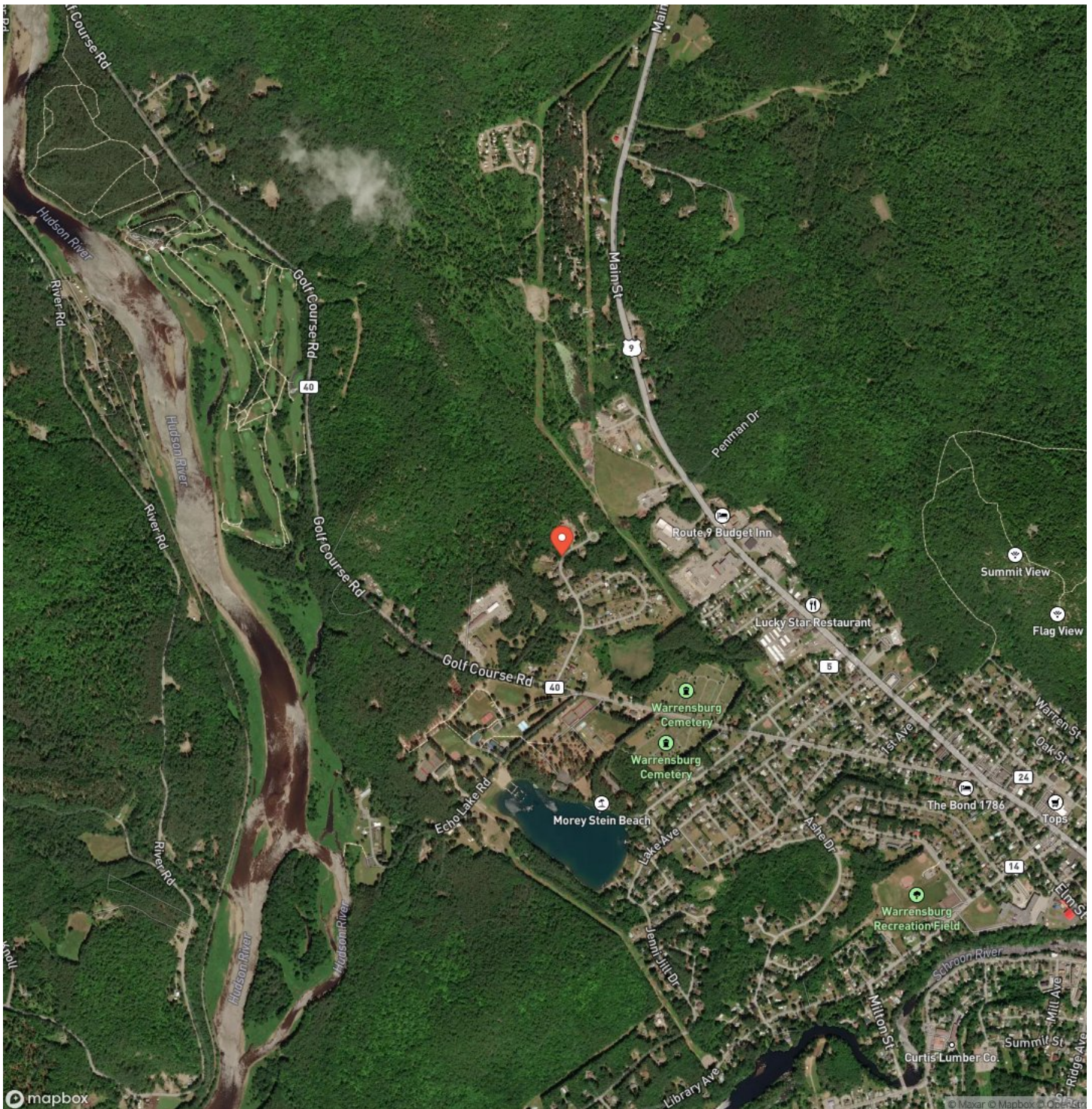


## Locator Map





## Satellite Map





## Split-Rock Forest

### Warrensburg, NY / Warren County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John O'Donnell

## Mobile

(518) 538-3373

## Email

jodonnell@timberlandrealty.net

**Address**

POB 428 135 Pack Forest Road

## City / State / Zip

Warrensburg, NY 12885

## NOTES

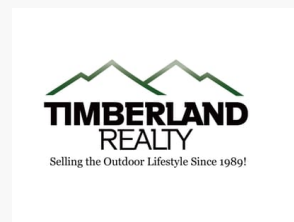
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**MORE INFO ONLINE:**

**TimberlandRealty.net**



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

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