

**Triple B**  
Jackson Summit Road  
Mayfield, NY 12117

**\$179,900**  
54.943± Acres  
Fulton County



**Triple B**  
**Mayfield, NY / Fulton County**

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**SUMMARY**

**Address**

Jackson Summit Road

**City, State Zip**

Mayfield, NY 12117

**County**

Fulton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

43.1305 / -74.277

**Taxes (Annually)**

1173

**Acreage**

54.943

**Price**

\$179,900

**Property Website**

<https://www.landleader.com/property/triple-b-fulton-new-york/60081>



## Triple B Mayfield, NY / Fulton County

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### **PROPERTY DESCRIPTION**

Make this property your ideal hunting or vacation retreat; just add the pond you always wanted to build, some food plots, and/or your home or hunting camp. Located in the Town of Mayfield in Fulton County, this 54-acre property is close to the Great Sacandaga Lake and all the recreational opportunities it delivers.

The Birds, Bucks and Brush (Triple B) property is situated in a lightly-populated residential area with single-family homes on larger wooded lots, some small farms nearby, and a 1,200-acre watershed property to the north owned by the City of Gloversville. Within the property, the neighbors are not visible, providing a feeling of seclusion.

The Triple-B is zoned Residential 1, which permits single family homes, hobby farms, and solar and outdoor wood boilers for home heating. It also allows for the siting of an RV or camper, and/or the construction of a hunting cabin for recreational purposes.

While there is ample road frontage on Jackson Summit Road, there *may* be additional access at the northern boundary on Handy Road, an unmaintained town road. The height of land, at the NW corner, *might* provide long-distance views towards Great Sacandaga Lake and beyond by selectively removing trees within that viewshed.

Parts of the property are occupied by a heavy cover of young, immature saplings and raspberry/blackberry bushes, while other areas contain mature white pine and hemlock timber. Numerous seeps and springs along the hillside provide a constant flow of water to a perennial stream along the eastern end of the property. These seeps, and the terrain, offer several sites within the property at which a pond could be constructed.

Situated within an expansive grove of mature white pine and hemlock, the perennial stream adds an enjoyable aesthetic feature to the property. Though narrow in width, the stream contains small fish species and is a year-round water source for wildlife.

Exploring the property reveals abundant whitetail deer activity, including herd trails through the heavy cover, browsing on the berry bushes, and hoof tracks headed to the stream. Ruffed grouse were recently observed; the cover types meet the specific habitat requirements for this species.

The Triple-B property is close to several hundred thousand acres of state forest preserve, offering easy access to backcountry camping, hiking, and hunting, as well as fishing on many backcountry trout streams and lakes. Likewise, the Great Sacandaga Lake affords abundant opportunities for recreational activities, with many public boat launches, public beaches, marinas, waterfront dining, and snowmobile access onto the lake during the winter months.

Amenities can be found in the hamlet of Mayfield, just 4 minutes away, Gloversville (~15 minutes), and Northville (~20 minutes). The property is only 30 minutes from Amsterdam, 45 minutes from Saratoga Springs, an hour and 20 minutes from Utica, and 3 ½ hours from NYC.



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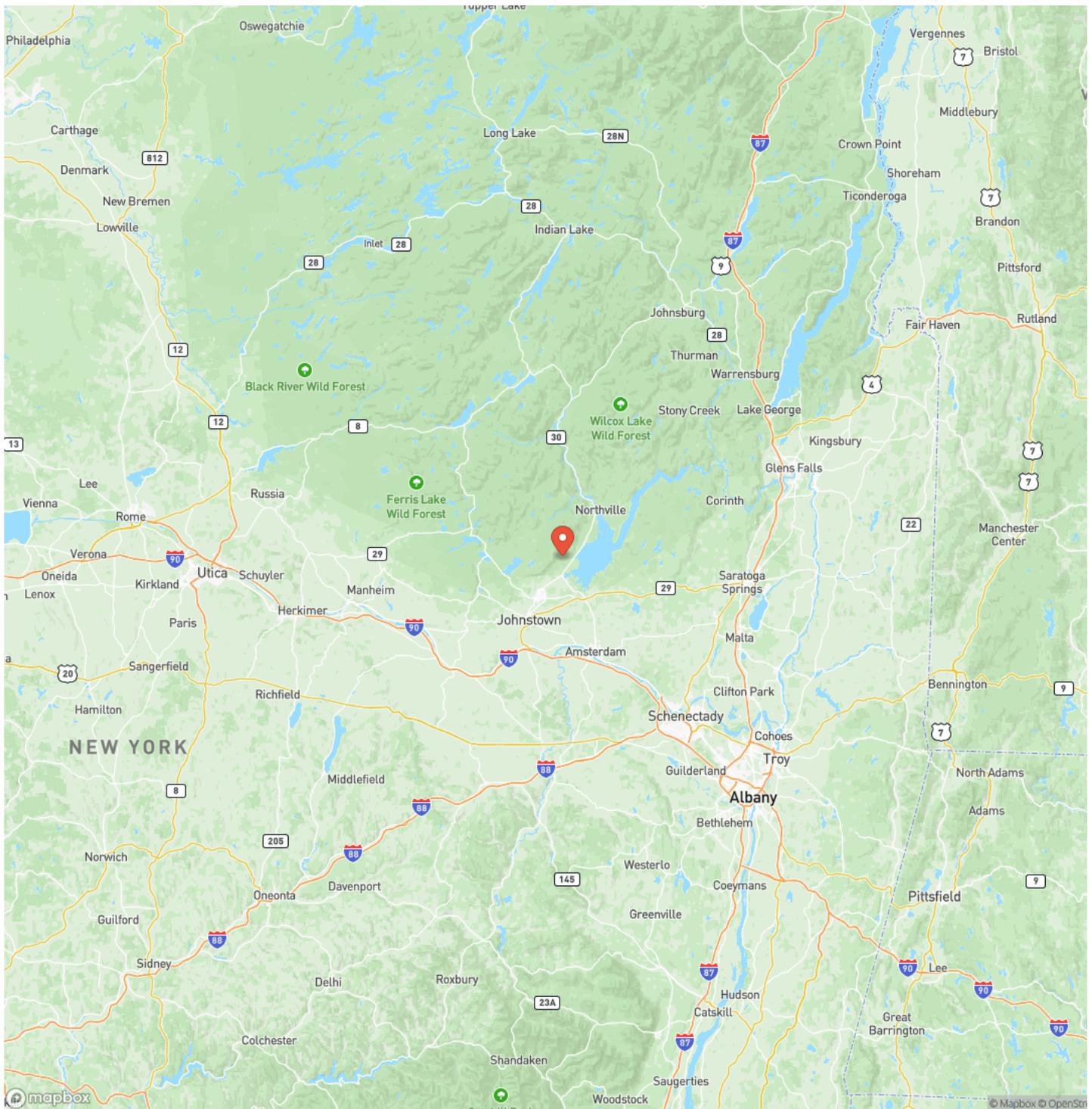
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# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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