

Maple Knoll
Consaul Road
Galway, NY 12086

\$199,900
19.833± Acres
Saratoga County



Maple Knoll
Galway, NY / Saratoga County

SUMMARY

Address

Consaul Road

City, State Zip

Galway, NY 12086

County

Saratoga County

Type

Hunting Land, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

43.0143 / -74.0535

Taxes (Annually)

1052

Acreage

19.833

Price

\$199,900

Property Website

<https://www.landleader.com/property/maple-knoll-saratoga-new-york/61370>



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PROPERTY DESCRIPTION

Maple Knoll is the rural property you have always wanted. Its nearly 20 acres of secluded hardwood forest are nestled among the rolling hills and farms of western Saratoga County in the Town of Galway. Only a half an hour from Saratoga Springs, it's an easy commute to your workplace, shopping, social life, and the Saratoga Race Course.

Maple Knoll is located on Consaul Road, a well-maintained county road (CR 45) with electric, phone, and internet at the road frontage. Situated among larger neighboring properties with upscale, modern homes, the property is accessed via a gated entrance with a basic gravel driveway leading to small opening of wildflowers. A cluster of wetlands along Consaul Road create a visual buffer for the property, offering a sense of seclusion and privacy.

Beyond the wetlands is a slight rise in elevation, a perfect spot to site your future home. Surrounded by a mature hardwood forest of sugar and red maple, white ash, beech, and hickory, you will feel far removed from your nearest neighbors. Fall colors with this forest type will be vibrant and spectacular, completely altering the appearance of the property from summer to fall.

There are existing loop trails around the perimeter of the property; with a little bush-hogging, these could be reclaimed for hiking, bow-hunting, and horseback riding. There is a slight decline as you proceed toward the rear of the property, which would lend itself to the siting of a pond for your enjoyment. The vegetation and soils in this area indicate that water is not far below the surface, presenting the opportunity to develop a pond several acres in size.

The Charlton and Galway loam soils are designated as prime farmland by the USDA. These soils are well-drained, deep, and productive, which is evident by the tree species and timber quality, as well as by the presence of blue cohosh, a groundcover species often found on productive forest soils. These soils would be favorable for the establishment of a small farm for vegetables and/or and livestock.

Alternatively, given the abundance of sugar and red maple trees, Maple Knoll could be utilized as a sugarbush. This property is favorably-zoned for agricultural uses, including for use as a horse farm.

As per the deed 1647/462, the property can be subdivided into smaller lots not less than 5 acres each, as well as deed restrictions against temporary habitation structures (RV's, and similar) as well as mobile homes/trailers.

Maple Knoll is located just 1.3 miles from the village of Galway, with a desirable school district and a small village center that includes a library, home and garden center, and small, locally-owned grocery. Ballston Spa is 12 miles away, with dining, box stores and other amenities. Saratoga Springs is less than half an hour, offering nightlife, boutique shopping, dining, horse racing, and the Saratoga Performing Arts Center. The Great Sacandaga Lake, ~20 minutes away, provides a variety of outdoor recreation opportunities, including many public boat launches along its 29-mile length.

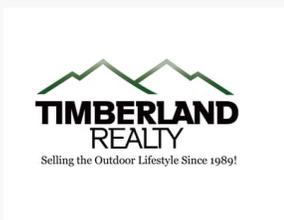
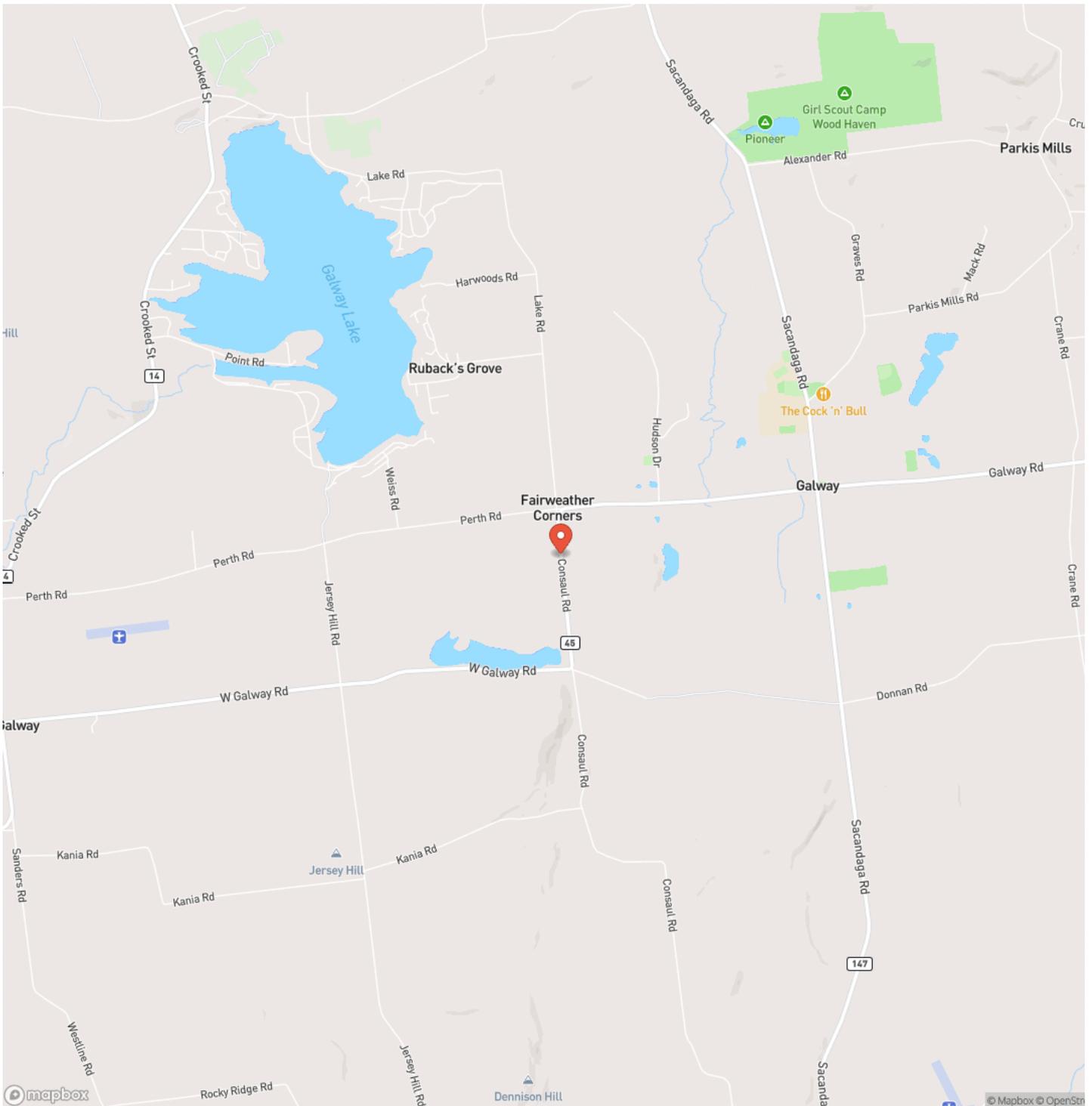
Maple Knoll is just over 3 hours from NYC, 3¼ hours from Boston, and 3¼ hours from Montreal. For those interested in flying in/out, it is less than 15 minutes from Saratoga County Airport. Owned by Saratoga County and open to the public, this airport accepts small aircraft, including jets, with runways up to 4,700 feet in length.



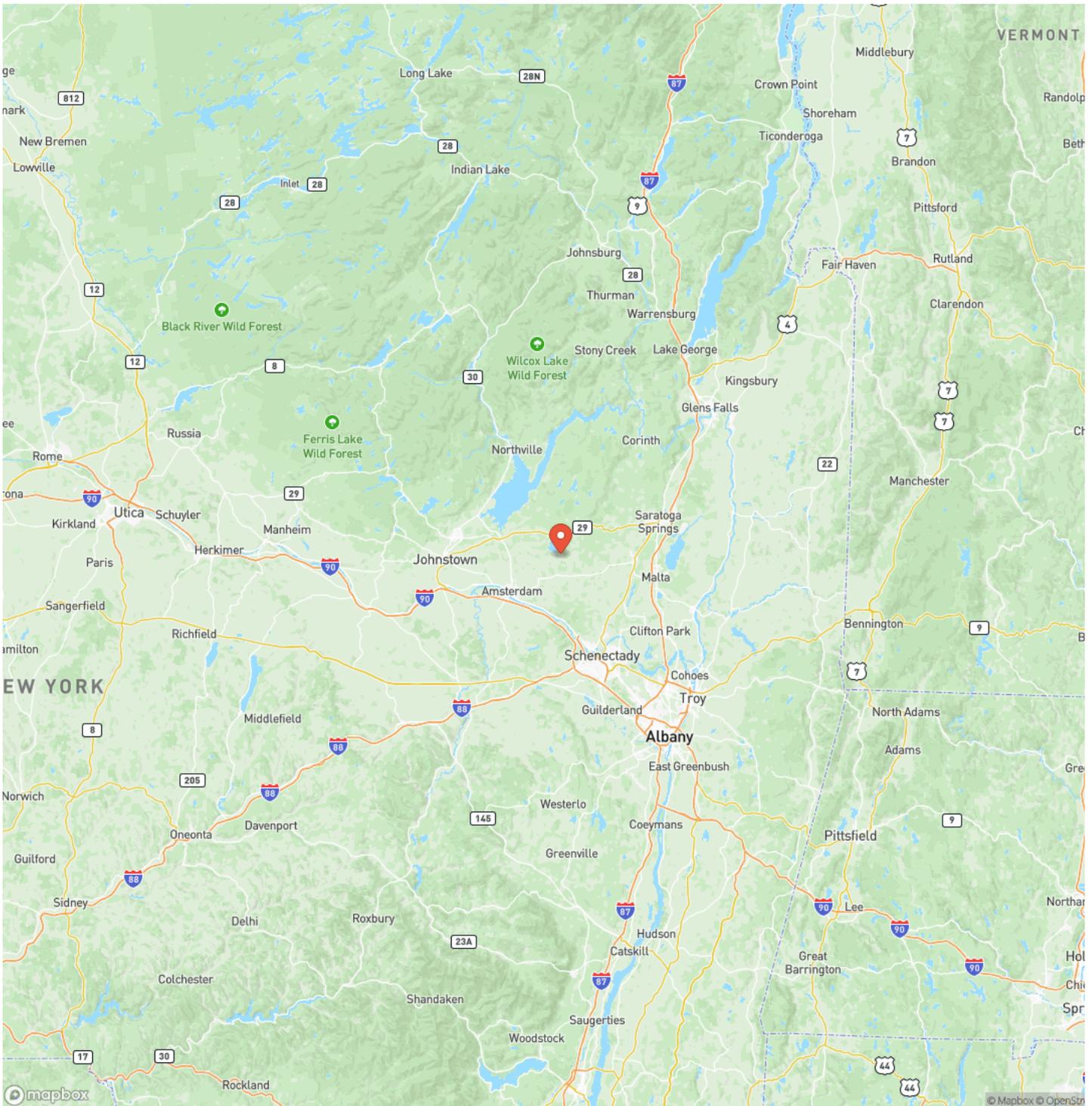
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Galway, NY / Saratoga County



Locator Map



Locator Map



Satellite Map



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