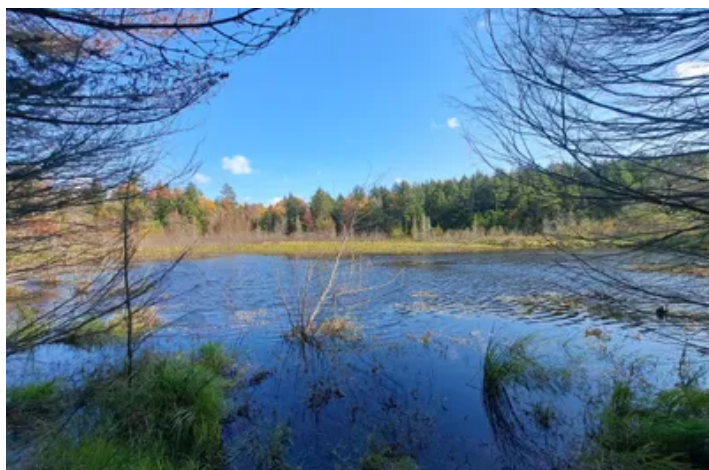
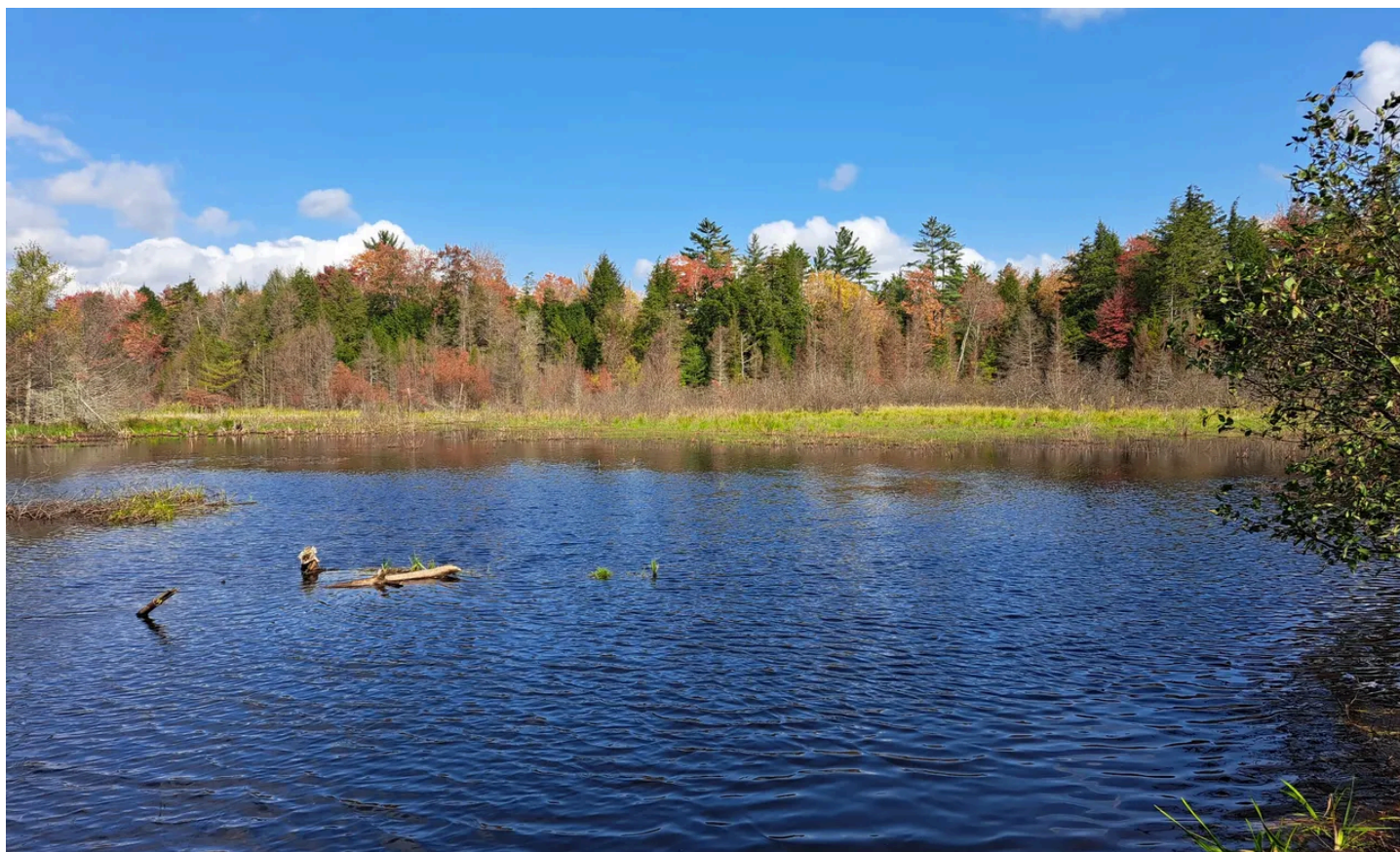


Potter Brook Timberlands
Atateka Drive
Chestertown, NY 12817

\$329,900
165.920± Acres
Warren County



Potter Brook Timberlands
Chestertown, NY / Warren County

SUMMARY

Address

Atateka Drive

City, State Zip

Chestertown, NY 12817

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

43.6124 / -73.8375

Taxes (Annually)

1019

Acreage

165.920

Price

\$329,900

Property Website

<https://www.landleader.com/property/potter-brook-timberlands-warren-new-york/66364>



PROPERTY DESCRIPTION

This is a fantastic opportunity to own your own patch of beautiful Adirondack woods, nearly 165.92 acres, complete with a perennial stream, beaver pond, mature timber, and plenty of wild game. Use this property as your own recreational playground or build your dream home or camp in this peaceful, wooded retreat.

The Potter Brook Timberlands property has abundant large, mature native tree specimens, including white pine, hemlock, red and sugar maple, red oak, and yellow birch. Although managed for timber with a long-term view, it has been several years since a timber operation and to many, this forest appears untouched. Potter Brook, a perennial trout stream that flows through the property year-round, is a great aesthetic and wildlife feature to be enjoyed. In addition to Potter Brook, there is a string of wetlands on the property, including a beaver pond with open water, adding to the opportunities for recreational activities and wildlife viewing on the property.

The Potter Brook Timberlands property has been under the same ownership for over a hundred years. The family has taken great care of the property, working with professional foresters and loggers, evidenced by the quality of timber, diversity of tree species, and abundance of seedlings and saplings. The property is under Real Property Tax Law 480 (a.k.a. Fisher 480), NOT to be confused with 480a, a more restrictive forest tax law program. Unlike 480a, there is no forestry plan, set schedule of cutting, or forester involvement required, so Fisher 480 is a very low-input tax abatement program. Fisher 480 only requires a 6% severance tax paid to the respective town when forest products are harvested. To remove some of or the entire property from Fisher 480 would require a forester to perform a timber inventory and estimate the timber value, for which the 6% severance tax would be paid.

Trails from past timber harvests have had very little recent use and have become seeded in with white pine, hemlock, spruce, and fir saplings. The trails would need to be brushed out for use by ATVs or for other recreational activities, but because they have been protected over the years, the trails are in very good shape. Though not used recently by people, wildlife abounds on the property, including deer and grouse.

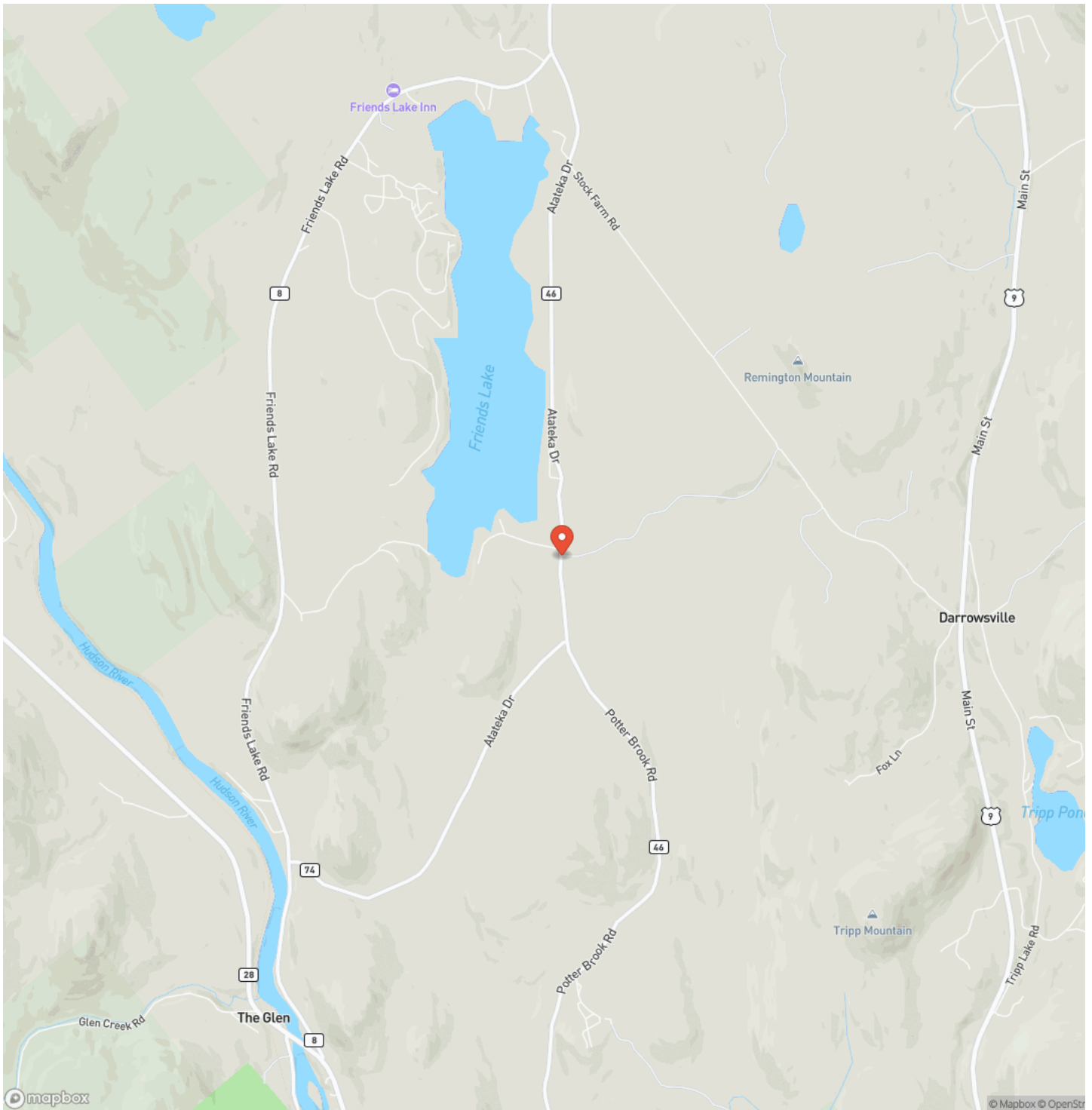
Potter Brook Timberlands is not far from Loon Lake (4 miles) and Schroon and Brant Lakes (9 and 18 miles, respectively), as well as Lake George and Lake Champlain. Other attractions include the Hudson and Schroon Rivers for fishing, whitewater rafting, and kayaking, as well as numerous smaller, publicly-accessible trout streams. The property is also close to thousands of acres of State Forest Preserve, open to the public for varied recreational pursuits.

Access to the Potter Brook Timberlands property is off Atateka Road. There is 22 feet of frontage, though current access is via a deeded right-of-way. It is less than 5 miles from the center of Chestertown, and only 6 miles from exit 25 off I-87. Chestertown and nearby Warrensburg offer many of the day-to-day amenities, including hardware, groceries, and dining. The property is less than an hour from Saratoga Springs, just over an hour from Albany, 2.5 hours from Montreal, and under 4 hours from NYC. Nearby airports include Albany International (1+ hour), Plattsburgh International (~1.5 hours), and the smaller Floyd Bennett Memorial Airport (< 45 minutes).

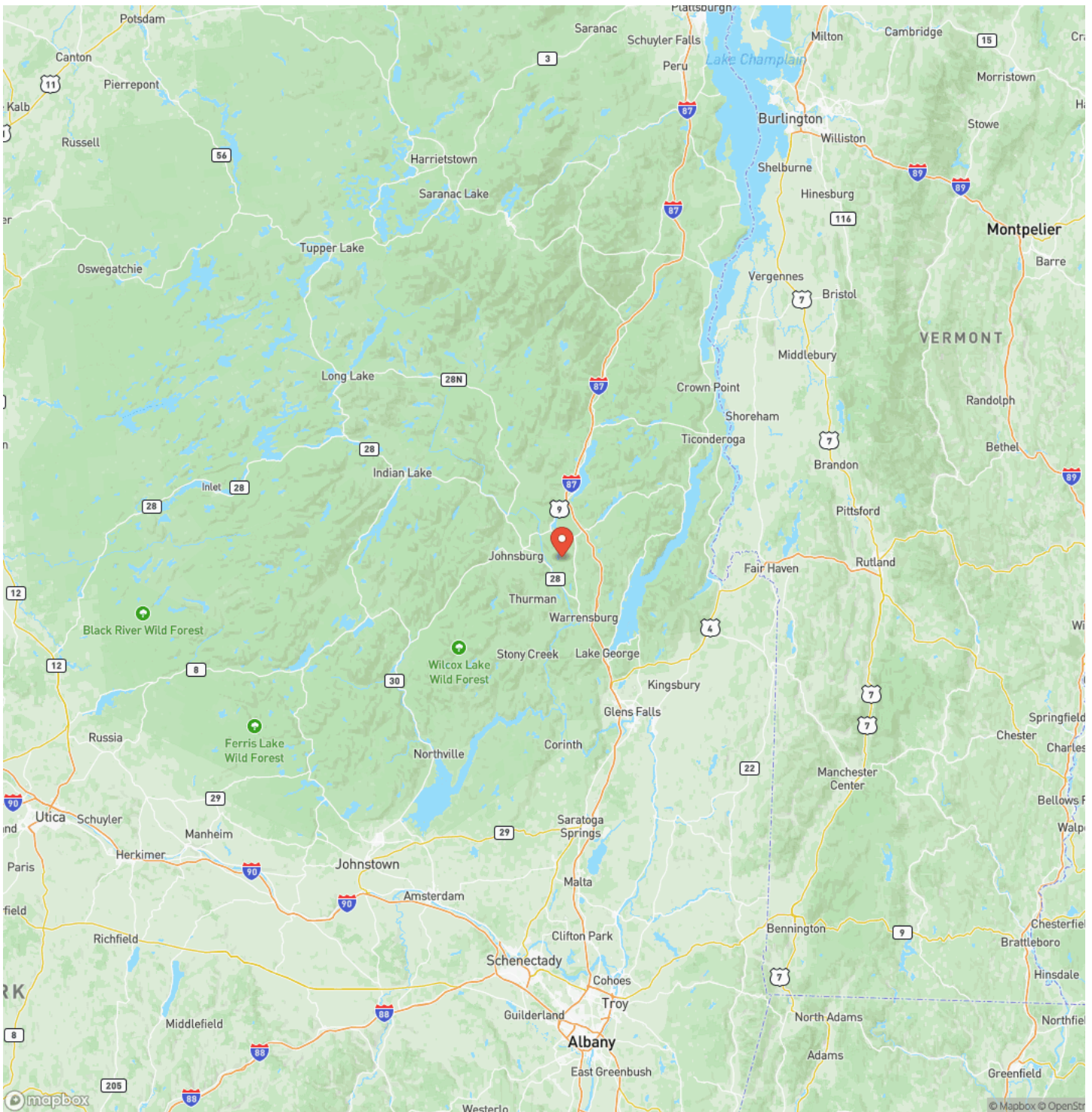
Potter Brook Timberlands
Chestertown, NY / Warren County



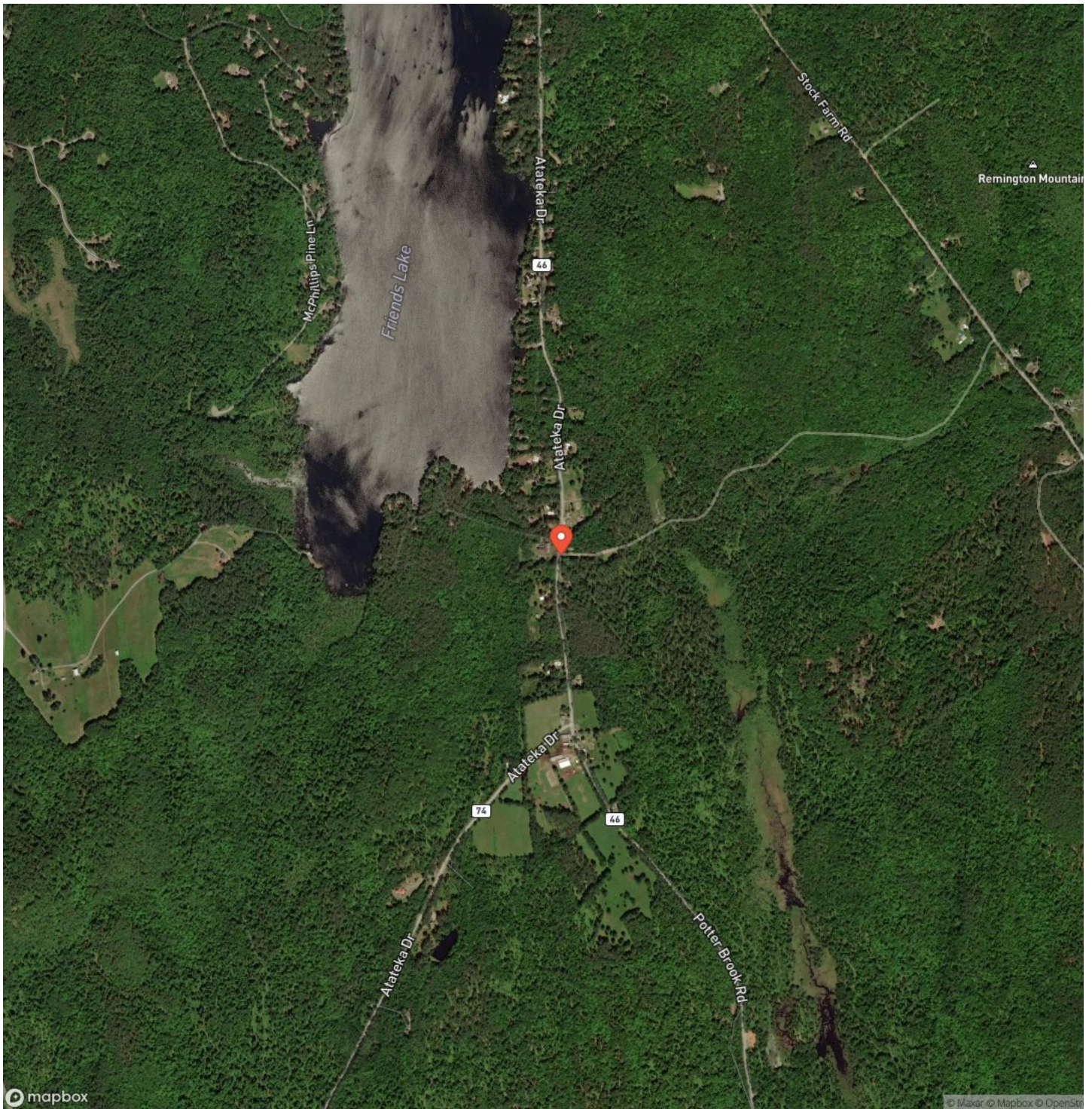
Locator Map



Locator Map



Satellite Map



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

[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
