

Hudson River Woods & Water
Friends Lake Road
Chestertown, NY 12817

\$840,000
337± Acres
Warren County



MORE INFO ONLINE:
[TimberlandRealty.net](https://www.TimberlandRealty.net)

Hudson River Woods & Water
Chestertown, NY / Warren County

SUMMARY

Address

Friends Lake Road

City, State Zip

Chestertown, NY 12817

County

Warren County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Riverfront

Latitude / Longitude

41.6389 / -73.8622

Taxes (Annually)

3295

Acreage

337

Price

\$840,000

Property Website

<https://www.landleader.com/property/hudson-river-woods-water-warren-new-york/47091>



Hudson River Woods & Water Chestertown, NY / Warren County

PROPERTY DESCRIPTION

With nearly 2,200 feet of frontage along the Upper Hudson River, a wild, whitewater backcountry river, and immediate access to nearly 1,600 acres of State Forest Preserve, the Hudson River Woods & Wildwater property is the “complete package” of Adirondack property. With over 4,500 feet of road frontage (with electric) on Friends Lake Road, it’s an ideal location for a camp, second home, or subdivision.

The Upper Hudson River is the most significant feature on the property. An existing woods road, via a right-of-way through parcel [119.-2-16](#), takes you to and along the roaring waters of one of the most iconic waterways in the northeast. Favorable locations for an off-grid camp or tenting sites exist within hundreds of feet of the roar of the mighty Hudson. Fish or swim from the bank, or launch a canoe, kayak or raft for a journey of several miles of whitewater and flatwater.

The Hudson River Woods & Water property is adjacent to 1,600 acres of State Forest Preserve, open to the public for hunting, fishing, hiking, and camping. The new owner will be able to walk right onto State land and chase bucks, bears and birds, fish the stocked Palmer Pond, or hike to various peaks.

Decades of professional forest stewardship on the property have promoted timber quality and diversity, as well as varied habitat for many wildlife species. The hemlock and pine trees offer important thermal cover for wintering deer, and the red oak trees contribute acorns as a critical food source for deer, bear, and turkey. Tracks, scat, and buck rubs indicate abundant deer activity. Limited canopy openings have been created during forestry operations, leading to a flush of ground-level growth beneficial to wildlife.

The property is under the Fisher 480 forest tax law, which provides a handsome reduction in taxes, while being less burdensome than its 480a tax law successor. Fisher 480 carries a very low administrative burden; there is no requirement to hire a forester or develop a forest management plan as with 480a. The only requirement is that the landowner pay a 6% severance tax on the timber stumpage yield from timber sales.

Although the property has significant road frontage, the physical access into the property is through parcel [119.-2-12](#), via a deeded 50-foot right-of-way. This also serves as the public access to the adjacent northern block of State land, as well as for the owners of parcel [119.-2-16](#).

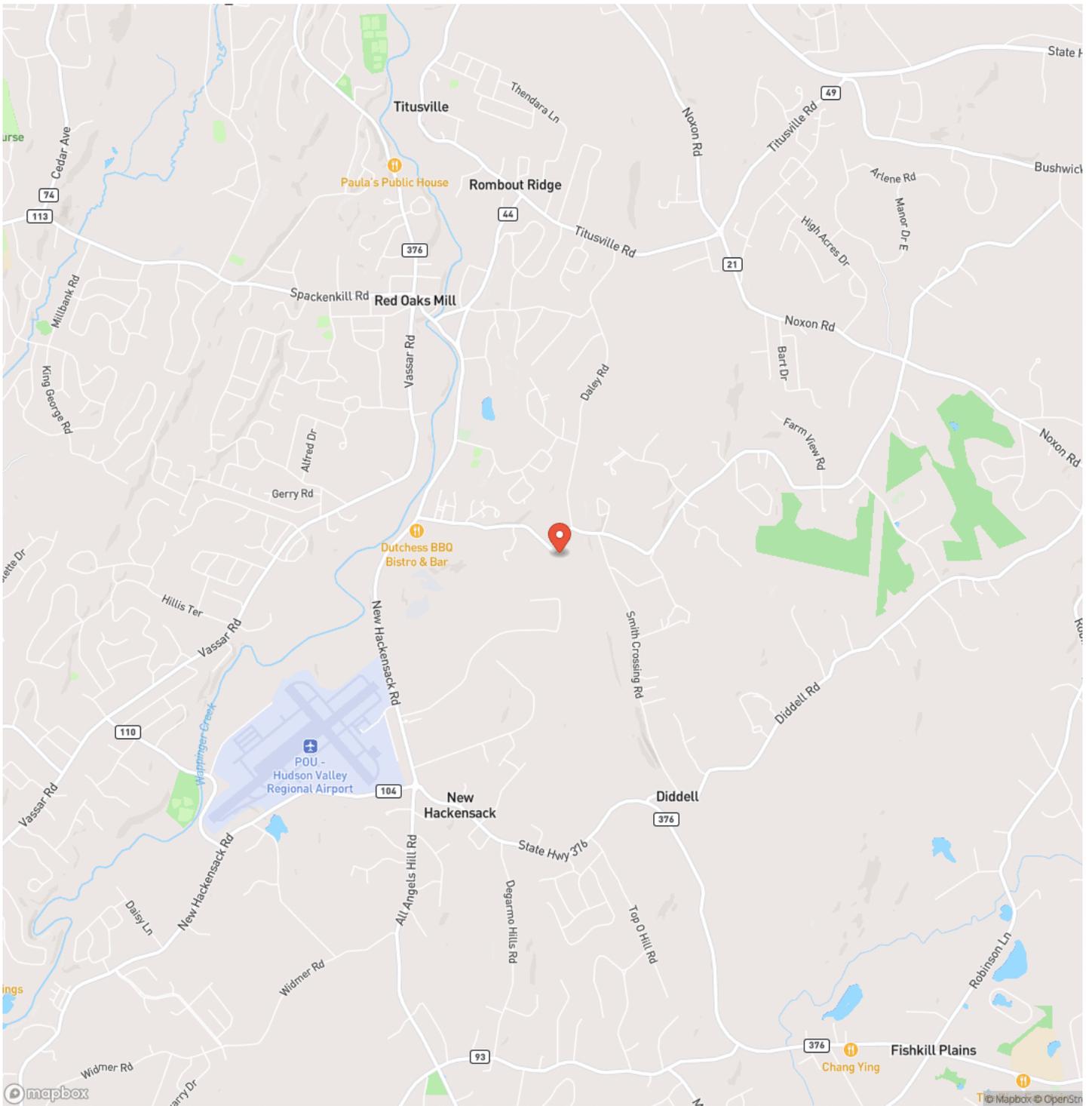
The Hudson River Woods & Water property is located only 4.5 miles from Chestertown, 11 miles from Warrensburg, and 15 miles from the slopes of Gore Mountain—so all of the necessities are close at hand. It is under an hour from Saratoga Springs, 1.25 hours from Albany, and ~4 hours from New York City.



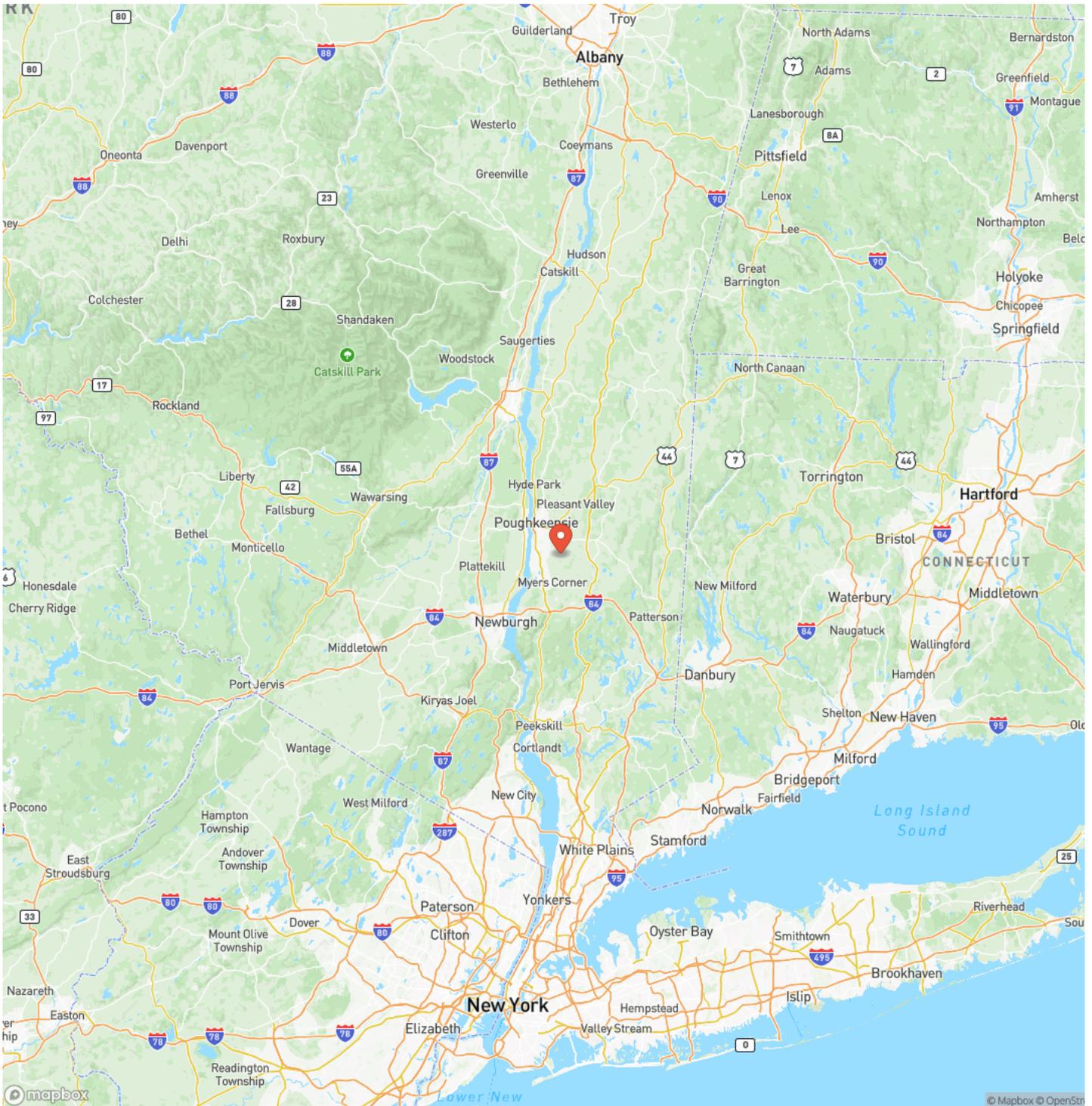
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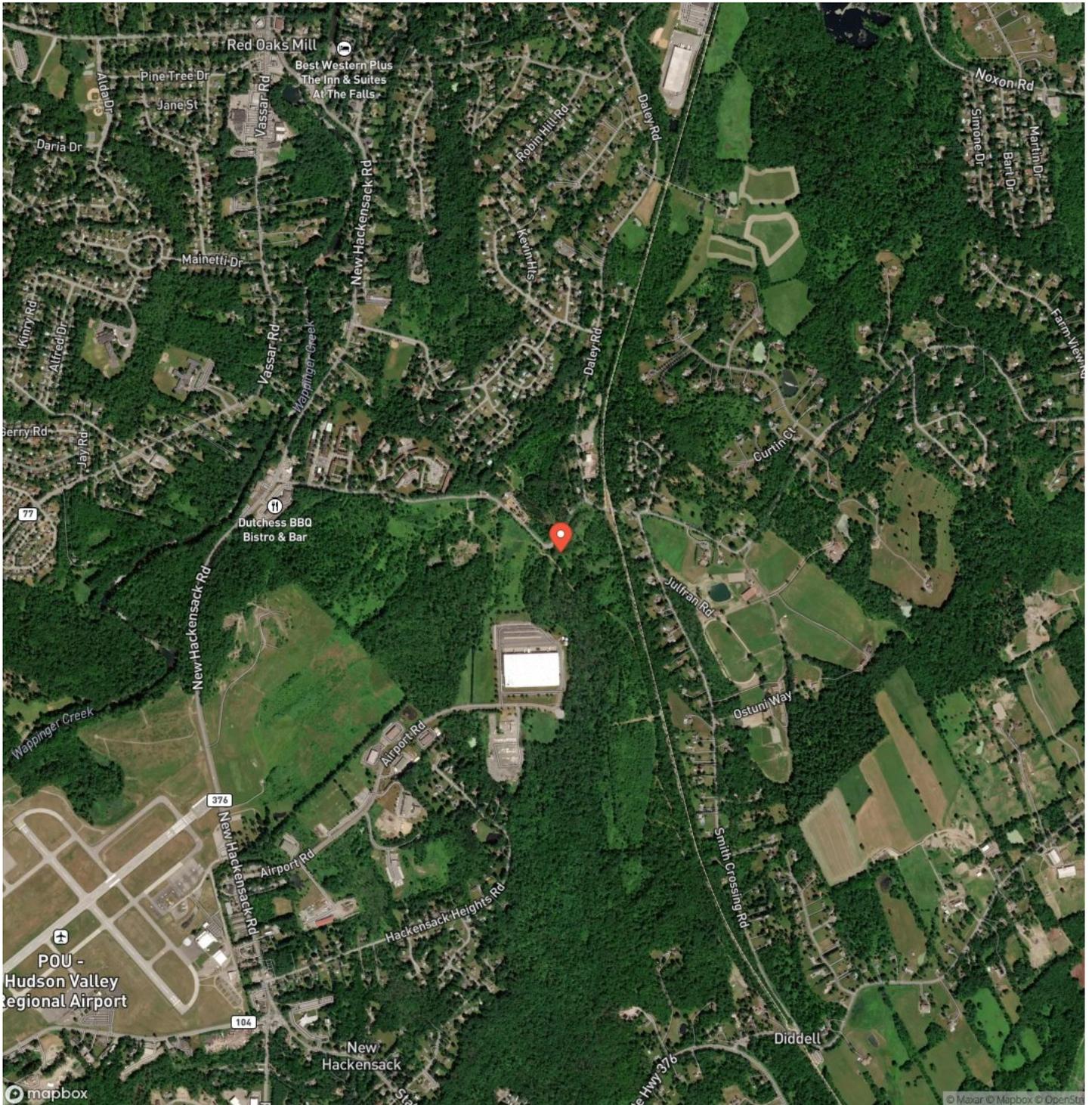
Locator Map



Locator Map



Satellite Map



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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



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