

Lake George Heights
State Route 9
Lake George, NY 12845

\$209,900
61.200± Acres
Warren County



Lake George Heights
Lake George, NY / Warren County

SUMMARY

Address

State Route 9

City, State Zip

Lake George, NY 12845

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

43.455 / -73.7385

Taxes (Annually)

589

Acreage

61.200

Price

\$209,900

Property Website

<https://www.landleader.com/property/lake-george-heights-warren-new-york/47365>



Lake George Heights Lake George, NY / Warren County

PROPERTY DESCRIPTION

61 surveyed acres just minutes from Lake George Village, Lake George Heights is a prime location to site your year-round home or seasonal cottage. It is also a property that has good income potential, with merchantable timber and favorable characteristics for the development of a sugarbush.

This property is zoned LC-50 (Land Conservation, 50-acres), which allows for one principal home per 50 acres. It is located within the Lake George Central School District.

Lake George Heights is among a contiguous block of several thousand acres of public and private wooded properties. From the height of land near the western property line, there are potential views of Lake George to the east that could be developed with selective tree cutting. This would be an excellent spot to take in the views from your secluded camp or tent site.

The property has a history of professional forest management, which has worked to improve the timber resource, as well as upgrade internal access by creating trails. The forest has merchantable sugar maple and mixed hardwood timber that could be managed for income. The woodland could also be developed into a sugarbush, with sap being collected adjacent to the powerlines via gravity-fed tubing.

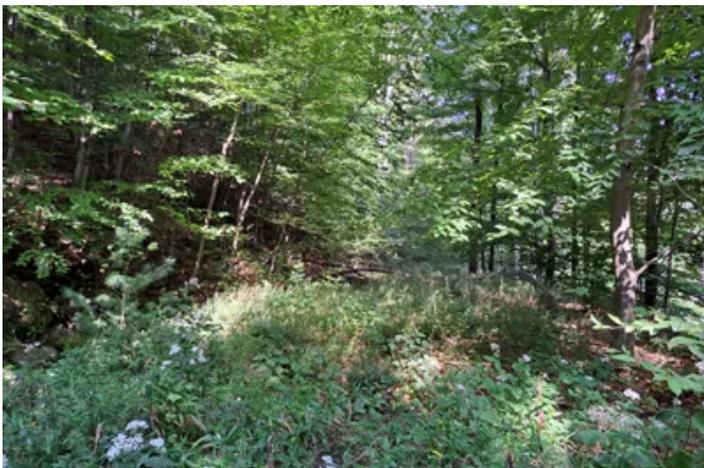
A perennial stream, which is a tributary of English Brook, runs through the property. English Brook is a stocked trout stream and an important tributary to Lake George a 32-mile long deep water lake.

There are two access points from State Route 9, with bridges over English Brook. The southern access, with a deeded Right-of-Way (ROW) agreement and survey with National Grid (formerly Niagara Mohawk) across the powerline, has a pre-fabricated, steel bridge with wood decking. This ROW also provides access for the southern neighbor (237.-2-12). The northern access point is a timber bridge on bin blocks; this is also used by the western neighbor (237.-2-5), who recently utilized the access for a timber operation.

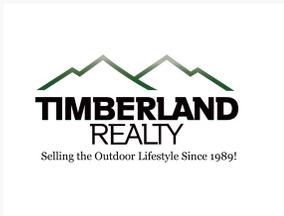
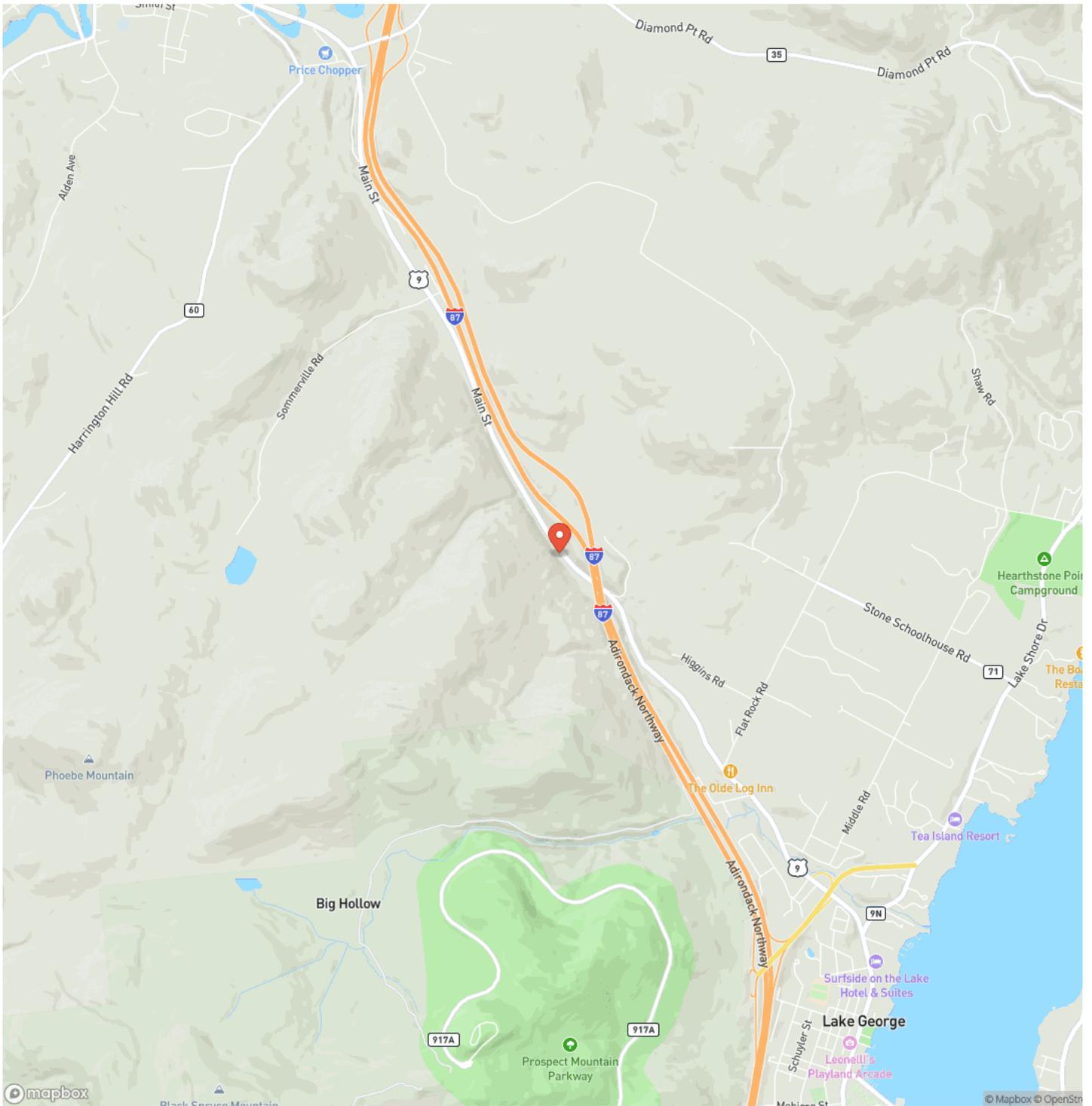
Lake George Heights is only 5 minutes from Lake George Village and Warrensburg, with plenty of amenities and tourist attractions. It is 30 minutes from Saratoga Springs and one hour from Albany.



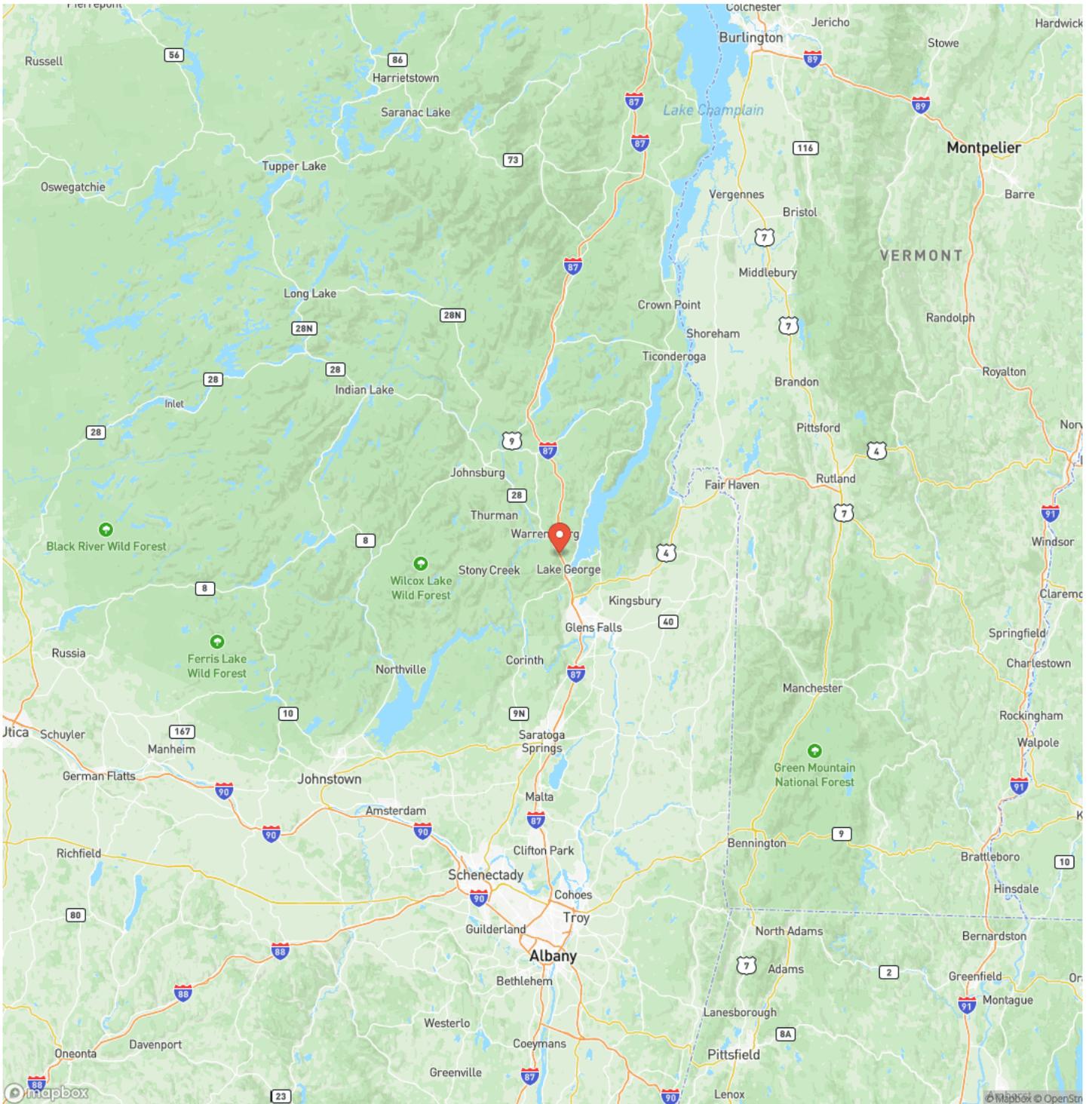
Lake George Heights
Lake George, NY / Warren County



Locator Map



Locator Map



Satellite Map



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