

View of Terry Mountain
Peaseleeville Road
Schuyler Falls, NY 12985

\$489,900
83.949± Acres
Clinton County



MORE INFO ONLINE:
TimberlandRealty.net

**View of Terry Mountain
Schuyler Falls, NY / Clinton County**

SUMMARY

Address

Peaseleeville Road

City, State Zip

Schuyler Falls, NY 12985

County

Clinton County

Type

Recreational Land, Undeveloped Land, Hunting Land, Commercial, Business Opportunity

Latitude / Longitude

44.5826 / -73.7117

Taxes (Annually)

3548

Acreage

83.949

Price

\$489,900

Property Website

<https://www.landleader.com/property/view-of-terry-mountain-clinton-new-york/65076>



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PROPERTY DESCRIPTION

Attention, investors and outdoor enthusiasts! Here is your opportunity to own a permitted sand, gravel, and specialty rock mining site situated on nearly 84 acres. The current mining area is ~4.5 acres, with much of it already reclaimed and ready for your home, camp, or RV. Under the current mining plan, which includes 17.23 total acres, 12+ acres remain, area that could be opened and mined to generate an income stream.

Access is from Peaseleeville Road, a year-round town-maintained road, with an access road to the mine location that can accommodate heavy equipment, tractor trailers, and dump trucks. At the northern boundary, the property also fronts Strackville Road, which at that point is a seasonally-maintained town road that offers access to nearby State land to the west.

The current owner has removed sand (including septic quality), gravel, and decorative landscape stone, which has been sold locally and as far away as Connecticut. The decorative stone displays a variety of colors and shades, including red, black with metallic flecks, white, brown, and yellow.

The reclaimed, open area of the sand and gravel operation has a height of land that offers spectacular views to the south and east--an ideal spot to site your home, camp, or 5th-wheel to capture those views. This location is well-drained and is set well back from Peaseleeville Road, out of sight, providing privacy and a sense of seclusion.

In addition to providing a blank canvas for your rural retreat, this area offers other opportunities. There is a detention pond at the bottom of the hill which, with additional excavation, could become a great pond for swimming or fishing. The mining pit is also ideal for firearms use, being far away from the road, surrounded by trees, and having a substantial network of berms as a backdrop for target practice.

The remaining ~80 acres is completely forested with future timber potential. It presents unlimited opportunities for managing the property for wildlife with food plots and enhancing recreation by developing interior ATV trails. There is a perennial stream passing through the property, a great aesthetic feature, with its small cascades and varying flow of water with the seasons. The stream is a tributary of the Salmon River, an important nearby trout stream. Public parking for the Salmon River, a short drive away, allows access along portions of the length of the river.

The property is in a very rural, sparsely-populated area. Neighboring properties are generally large, forested acreages, some with absentee owners. The property is in close proximity to over 5,000 acres of State land, with public access for hunting, fishing, and camping, and is near miles and miles of snowmobile trails.

The property is located just 15 minutes from the Village of Peru, which offers the day-to-day necessities, and the City of Plattsburgh is under 30 minutes away, for your other amenities, as well as the Plattsburgh International Airport. The property is 1.5 hours from Montreal and the Trudeau Airport, 2 hours from Saratoga Springs, and under 5 hours from NYC.

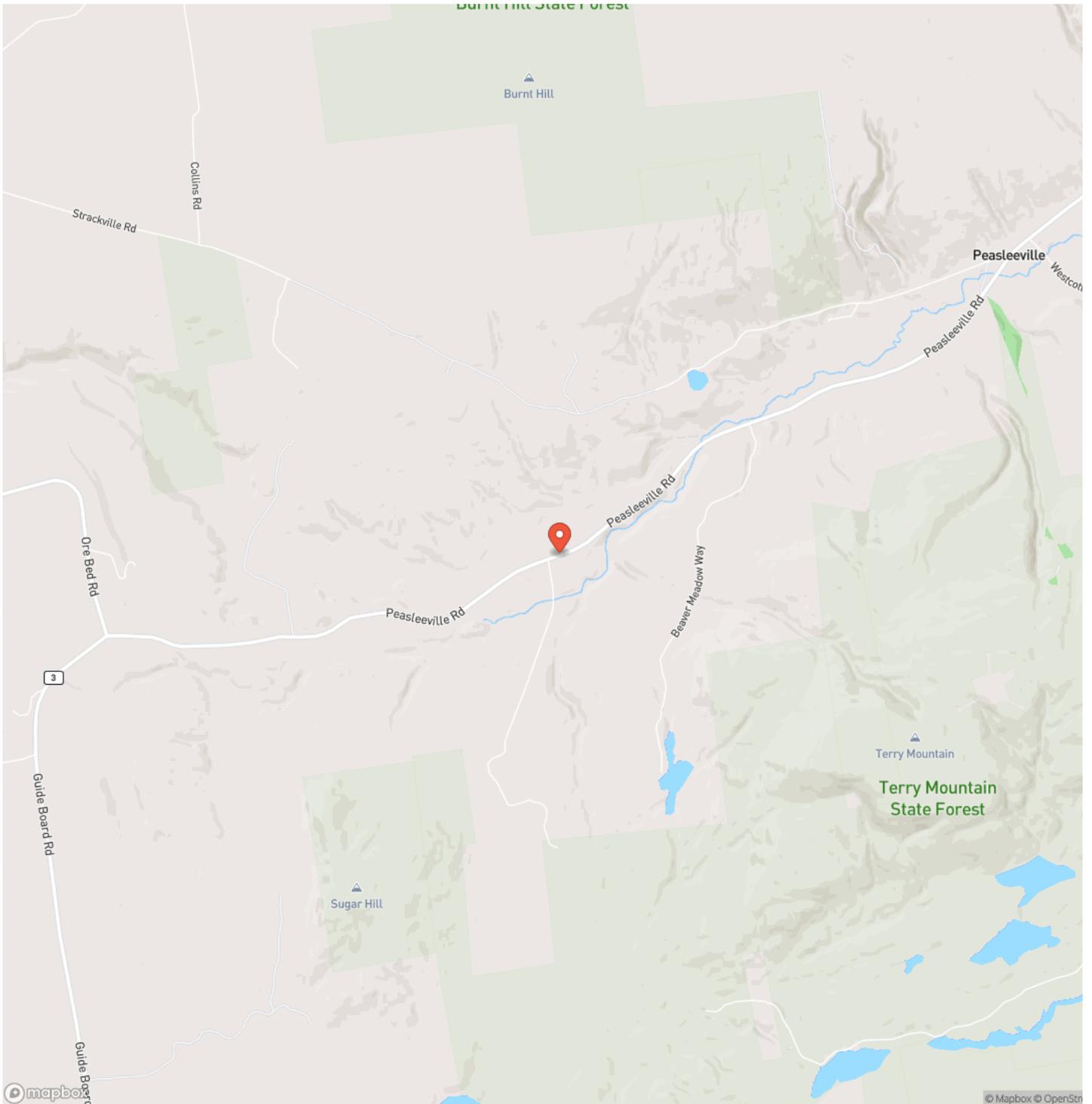
Property is under 40-minutes/31-miles to Lake Placid and Whiteface Mountain, home of the 1932 and 1980 winter Olympics. 40-minutes/36-miles Saranac Lake and the Tri-Lakes region, as well as close proximity to the famous Adirondack High Peaks. Lake Champlain, famous for "champhy" the illusive dinosaur-like creature that lurks below the surface, is a short drive with its many trailer-accessible boat launches along the western shore.



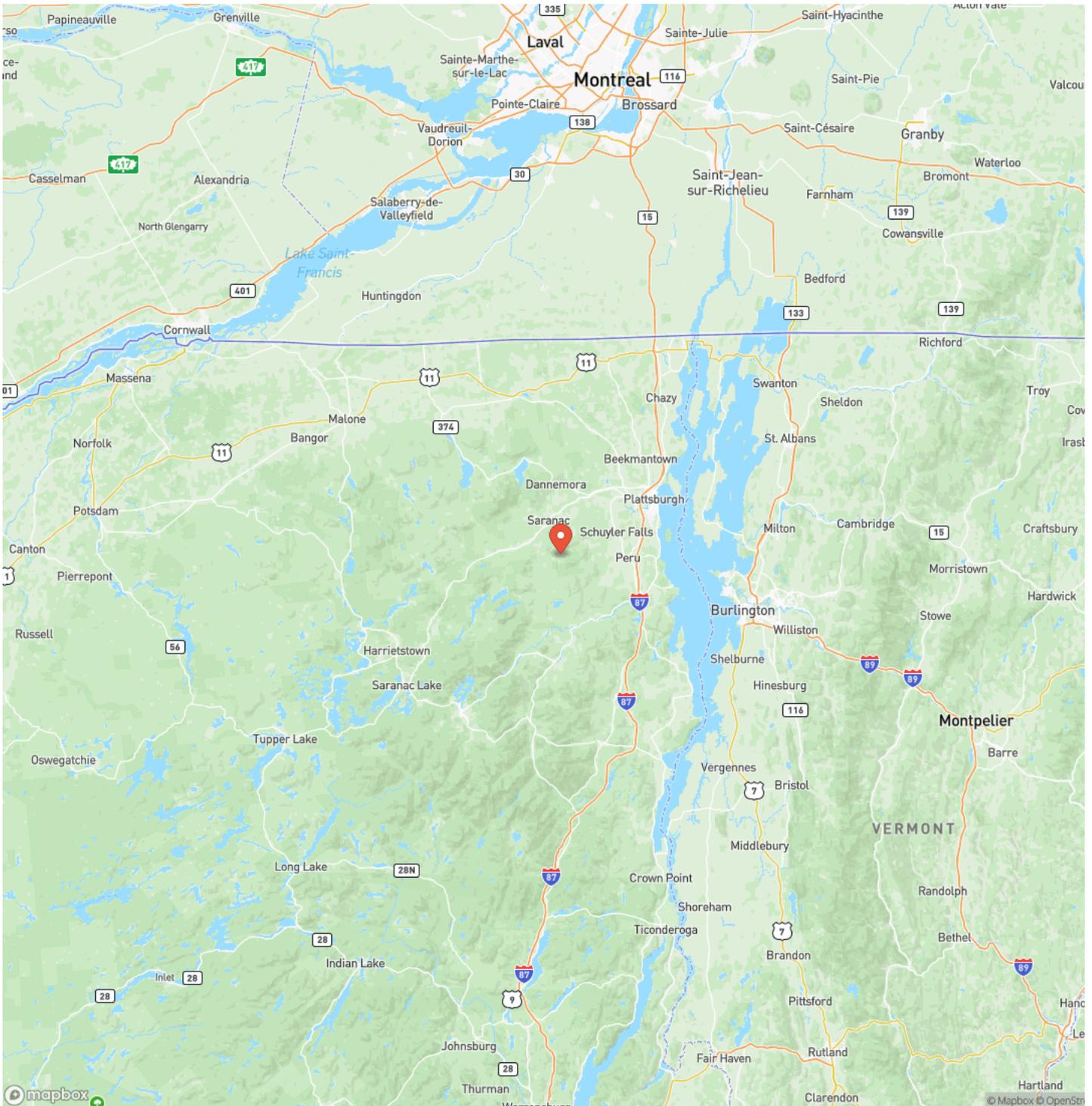
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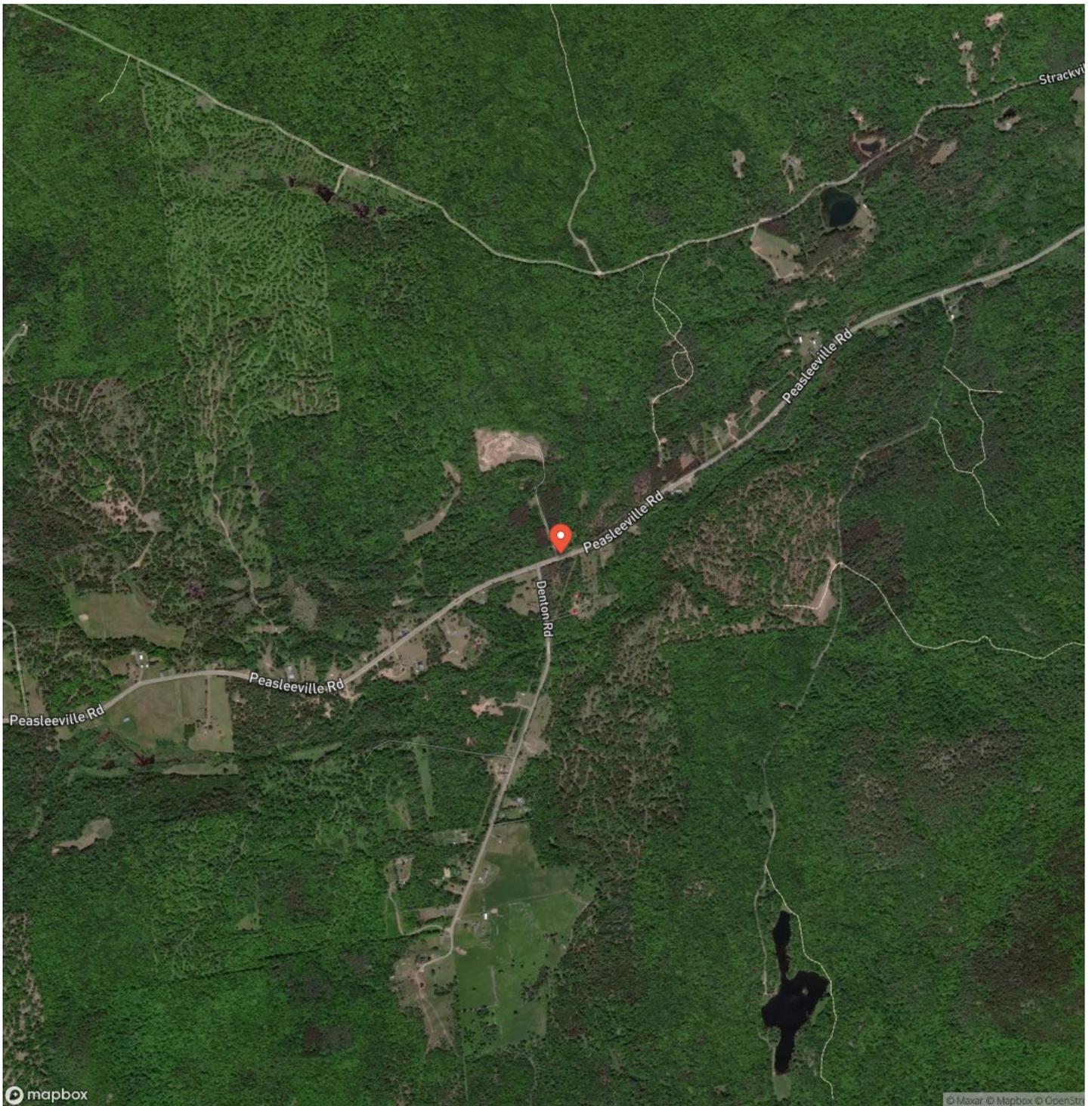
Locator Map



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.



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