



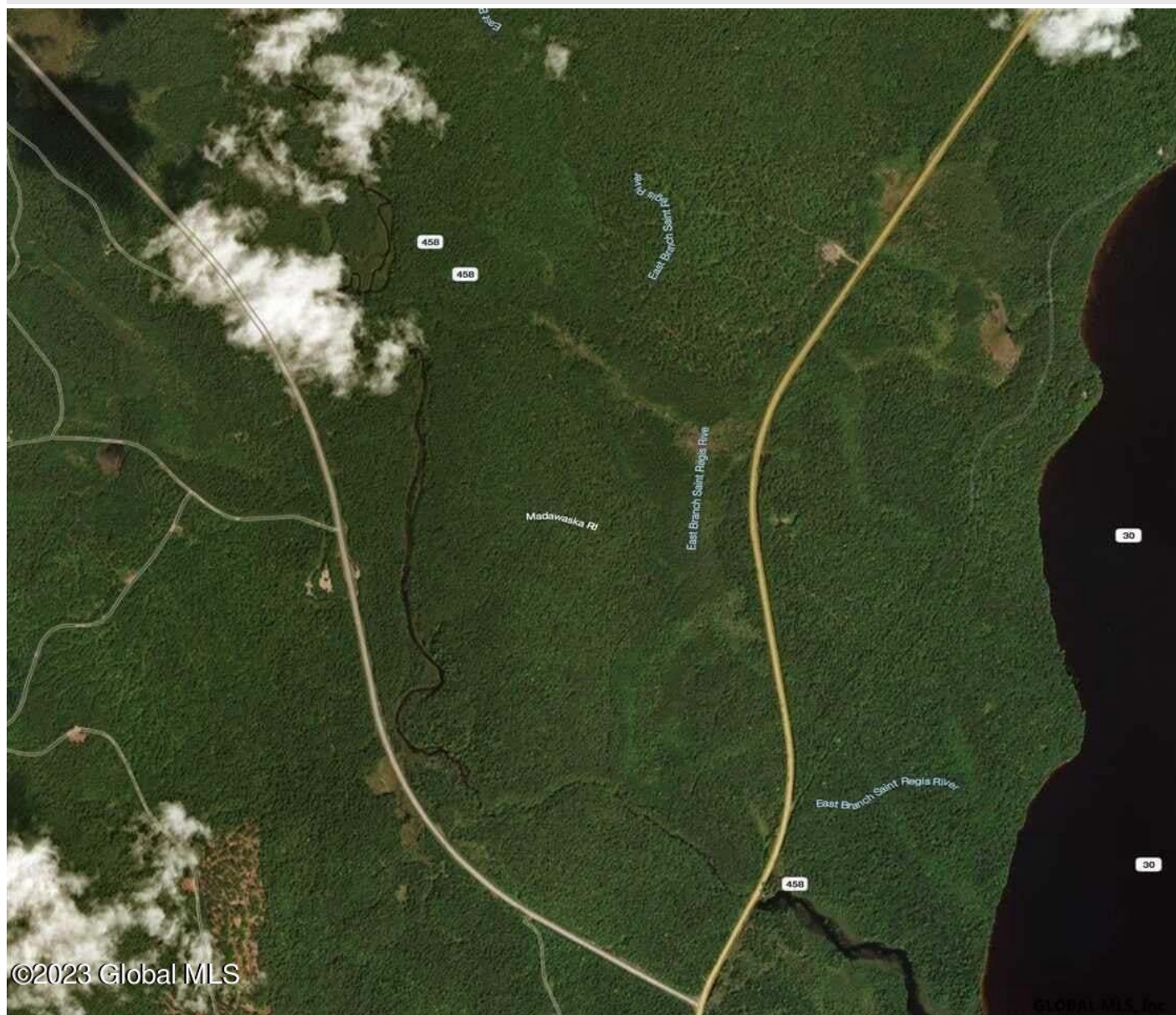
Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



Listing courtesy of: Howard Hanna

MLS# - 202318612 - Price: \$3,500,000

10279 State Route 30 , Duane, NY

Description: Discover a hidden gem within the magnificent Adirondack region - a sprawling 2,499-acre private forest. This captivating sanctuary is nestled amidst vast forestland, pristine lakes, meandering rivers, and tranquil ponds. The property boasts an impressive 3.5-mile frontage along the East Branch of the St. Regis River, home to abundant brown, rainbow, and brook trout. With exceptional hunting opportunities and snowmobile trails,



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it's an ideal destination for outdoor enthusiasts. Additionally, this parcel has a rich history of timber investment and is enrolled in New York State's 480a program, offering substantial tax benefits and a commitment to responsible forest management. Experience the perfect blend of recreation and investment in this captivating natural haven.

Acres: 2499

School District: Malone

Water: None

Town: Duane

Estimated Taxes: \$11,910

Sewer: None

Property Type: Land

Lake/River: Saint Regis River

County: Franklin



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