



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Timberland Realty

**MLS# - 202319596 - Price: \$529,900**

145 Little Tor Road, Ausable Forks, NY

**Description:** 404 acres of recreational forestland in the Adirondack Park, located near Wilmington, Jay, Lake Placid, and the High Peaks. Directly abuts over 13,000 acres of State Forest Preserve to explore, hike, hunt and camp. This property is enrolled in NYS Section 480a of the Forest Tax Law, which allows for a significantly reduced assessment and taxes in return for a commitment to long-term forest management. There has not been any active forest management since 2016 under the current ownership; timber harvest activity prior to that time is unknown. Forestry management plan can be provided upon request. Old farm House is in disrepair-Do Not Enter.



**Acres:** 404

**School District:** Ausable Valley

**Sewer:** Unknown

**Town:** Black Brook

**Estimated Taxes:** \$1,767

**County:** Clinton

**Property Type:** Land

**Water:** None

**Zoning:** Mixed



**Daniel Davies**  
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