



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Timberland Realty

## **MLS# - 202325178 - Price: \$299,900**

49 State Line Road, Hoosick, NY

**Description:** The State Line Gem property has an agricultural past, evidenced by stone walls, wire fence, and pasture trees; that past could be resurrected with the development of a hobby or farm business. Possibilities include maple sugaring, animal pasturing, mushroom production, firewood, and timber. A recent timber inventory estimates that there is over 300,000 board feet of mixed hardwood timber, including sugar maple, red maple, and red oak, presenting a great opportunity to manage your own woodlot for timber, wildlife, or maple sugaring. The inventory estimates ~34 potential taps per acre, or ~4,200 total taps. The topography is favorable for gravity flow of sap to a collection point on the property, or maple sap could be pumped roadside.



**Acres:** 124.39

**School District:** Hoosick Falls

**Sewer:** None

**Town:** Hoosick

**Estimated Taxes:** \$6,198

**County:** Rensselaer

**Property Type:** Land

**Water:** None

**Zoning:** Single Residence



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