



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Timberland Realty

MLS# - 202325622 - Price: \$849,900

L4 Silver Lake Road, Ausable Forks, NY

Description: 736 Ac of forested recreational land located near the High Peaks region of the Adirondacks, abutting 1,200 acres of State Forest with access to the W. Branch of the Ausable River. Property has several gated access points from Silver Lake Road. Interior woods roads are durable and will support heavy vehicles such as tractor trailers loaded with forest products. Secondary roads and logging trails found throughout the tract are what complete the vast network of access, and suitable for ATV's, off-road biking and hiking. The property is enrolled in NYS Section 480a of the Forest Tax Law which allows for a significantly reduced assessment, resulting in lower taxes in return for long-term forest management. Current timber operation on a portion of the acreage. Do not block gates or roads.

Acres: 736

School District: Ausable Valley

Sewer: None

Town: Black Brook

Estimated Taxes: \$4,192

County: Clinton

Property Type: Land

Water: None



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