



Your Lake George Real Estate Experts!

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Listing courtesy of: Timberland Realty

MLS# - 202327073 - Price: \$789,900

L 13.2 Friends Lake Road, Chestertown, NY

Description: 2,200 feet of frontage along the Upper Hudson River, a wild, whitewater backcountry river, and immediate access to nearly 1,600 acres of State Forest Preserve, the Hudson River Woods & Wildwater property is the "complete package" of Adirondack property. With over 4,500 feet of road frontage (with electric) on Friends Lake Road, it's an ideal location for a camp, second home, or subdivision. The property is under the Fisher 480 forest tax law, which provides a handsome reduction in taxes, while being less burdensome than its 480a tax law successor. Fisher 480 carries a very low administrative burden. The only requirement is that the landowner pay a 6% severance tax on the timber stumpage yield. Only ~ 187 acres of the 337 is under 480.

Acres: 337

School District: North Warren

Water: None

Zoning: Single Residence

Town: Chester

Estimated Taxes: \$3,295

Sewer: None

Property Type: Land

Lake/River: Hudson River

County: Warren



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