



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



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Listing courtesy of: Timberland Realty

MLS# - 202413219 - Price: \$1,300,000

358 Buck Hill Road, Ausable Forks, NY

Description: Ausable Mountain Forest is an extraordinary 1,448-acre north-eastern Adirondack property located in the Ausable River Valley just west of Lake Champlain. This property boasts of diverse recreational and investment opportunities with Stewart Mountain, offering majestic views east of the Green Mountains of Vermont, and south and west of the High Peaks. The Little Ausable River, flowing in the same general direction as the adjacent Buck Hill Road, is the most prominent water feature on the property. The Little Ausable is a year 'round watercourse and tributary of Lake Champlain which contributes to native trout populations. It is partially dammed by a family of beavers, approximately 700-800 feet upstream from Buck Hill Road, which has created an expanse of scenic wetlands.

Acres: 1448.3

School District: Ausable Valley

Sewer: None

Town: Ausable

Estimated Taxes: \$3,534

County: Clinton

Property Type: Land

Water: None

Zoning: Mixed



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

