New York Forestland & Recreation Property

Attractive Land Investment with Excellent Access, Camp, Stream & Recreation Trails



PANTHER LANE FOREST | Ellenburg, NY

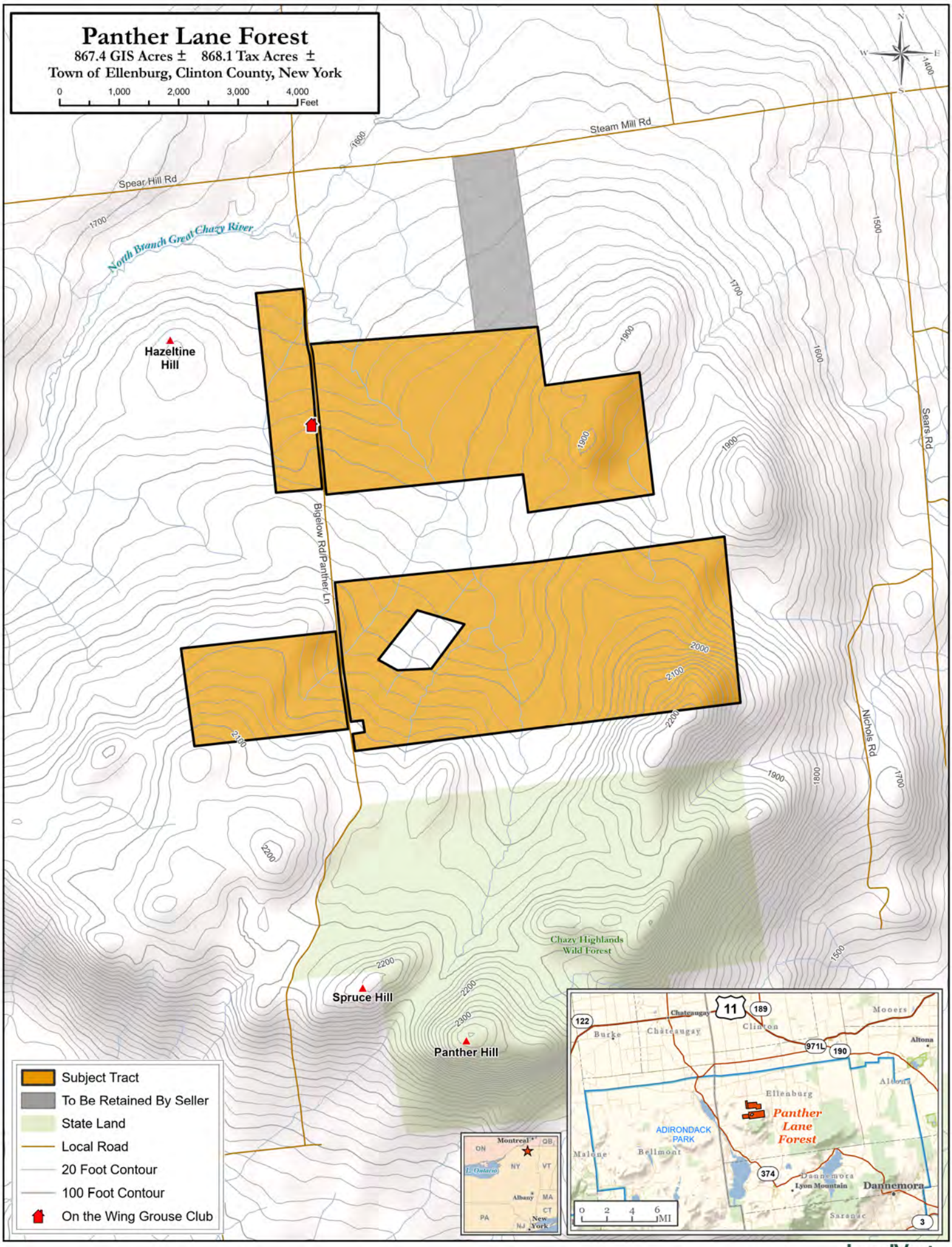
868± Acres

$795,000

Panther Lane Forest offers an attractive 868+-acre early successional forest and recreation-oriented land investment with over a mile of frontage along town-maintained Bigelow Road (Panther Lane). The property includes an existing camp (On the Wing Grouse Camp) with an outdoor picnic pavilion and an extensive recreational trail network. The forest has been managed to maintain early successional and field edge habitat for upland bird species like grouse, woodcock, and turkey. Small field openings dotted with apple trees attract deer. The property has historically hosted the annual New York Grouse and Woodcock Hunt fundraiser sponsored by the Ruffed Grouse Society to raise money for grouse and woodcock habitat preservation. The timber resource offers a young, vigorous, well-stocked mixture of hardwood (cherry, birch, maple, aspen) and softwood (spruce/fir) species. A combination of good access, interior trail network, and gently rolling terrain support future use and enjoyment of the property with excellent long-term potential for timber growth and appreciation. Several small streams, headwaters of the North Branch of the Great Chazy River, provide a water resource and enhance wildlife habitat. The property is enrolled in New York's 480A forest tax program. On a clear day, views of the Montreal skyline are visible from the property. The area surrounding the property is composed of a mixture of forestland, farms, camps, wind energy, and rural residential uses. Public boat launches on Upper Chateaugay Lake and Chazy Lake are within a 15-minute drive. Proximate primary population centers include Malone (30 minutes), Plattsburgh (45 minutes), Saranac Lake (1 hour) and Montreal (1.5hr).

For additional information or to schedule property tours, please contact:

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Panther Lane Forest
867.4 GIS Acres ± 868.1 Tax Acres ±
Town of Ellenburg, Clinton County, New York
0 1,000 2,000 3,000 4,000 Feet
N
W
E
S
Steam Mill Rd
Spear Hill Rd
North Branch Great Chazy River
Hazeltine Hill
Bigelow Rd/Panther Ln
Sears Rd
Nichols Rd
Chazy Highlands Wild Forest
Spruce Hill
Panther Hill
1600
1700
1500
1900
2000
2100
2200
2300
1800
Subject Tract
To Be Retained By Seller
State Land
Local Road
20 Foot Contour
100 Foot Contour
On the Wing Grouse Club
Montreal
QB
ON
NY
VT
L. Ontario
Albany
MA
CT
PA
NJ
New York
Chateaugay
Burke
Clinton
Mooers
Altona
Ellenburg
Malone
Bellmont
Dannemora
Lyon Mountain
Saranac
ADIRONDACK PARK
Panther Lane Forest
11
189
122
971L
190
374
0 2 4 6 MI
3

LandVest

Panther Lane Forest

868± Acres in Ellenburg, New York













LandVest TIMBERLAND

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