Professionally Managed New York Forest with Recreation and Timber Value

CHERRY RIDGE FOREST | Thurman, NY | 706± Acres



Cherry Ridge Forest offers an attractive 706±-acre timberland and recreational investment property situated at the southwesterly end of Henry Westcott Road in Thurman, New York. The property has two points of direct access from the northern (no gate) and southern (gated) sides of Henry Westcott Road. Private interior logging roads and trails enhance management and recreational access throughout the interior.

The forest has been professionally managed by Cersosimo Lumber with selective harvesting conducted on some acres. Forest management activities have opened roads and landings while retaining a quality mid-rotational timber resource heavy to maple, birch and ash. The west side of the property directly adjoins State of New York's Wilcox Lake Wild Forest along the prominent ridgelines of Cherry Ridge and Moose Mountain. Several small streams, tributaries of Patterson Brook and Bear Pond, cross the property.

The property is partially enrolled in New York's original Fisher s480 tax program, helping to reduce taxes. Located within the "Resource Management" zone of the Adirondack Park allows for continued forestry and recreational uses, with potential for agricultural or residential use with appropriate permitting. There is a small camp positioned in the western portion of the property (by permission, no formal lease).

Warrensburg, Lake George and Gore Mtn Ski Area offer proximate amenities within a 20-to-30-minute drive. 1.5hrs Albany, ~4.5hrs to NYC or Boston.

OFFERED AT $775,000

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

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Project Manager
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LandVest
LAND INVESTMENTS

www.landvest.com/land-investments

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Thurman, NY | 706± Acres









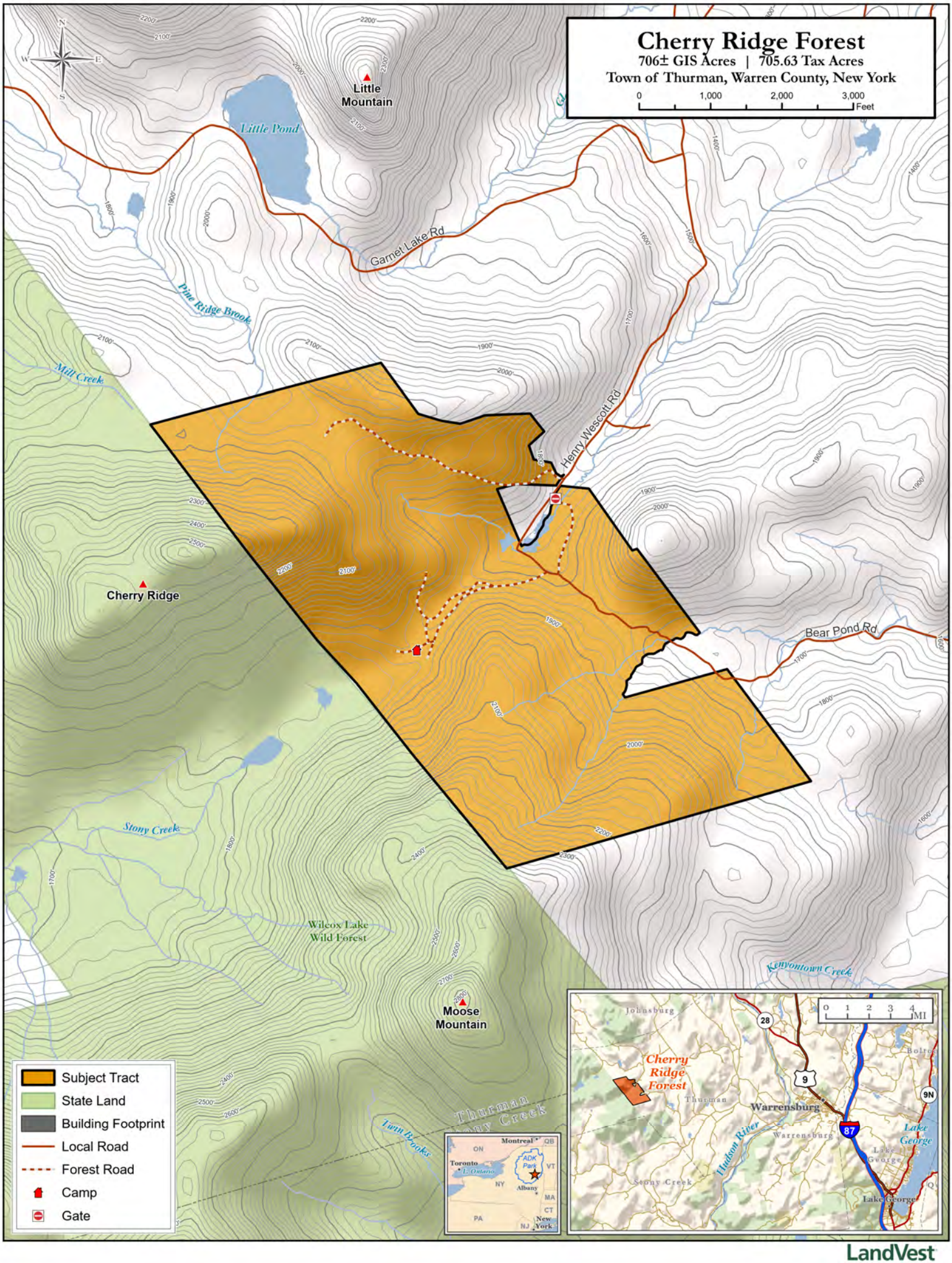




LandVest

245 Johns Brook Road, PO Box 791 | Keene Valley NY 12943

www.landvest.com


Cherry Ridge Forest
706± GIS Acres | 705.63 Tax Acres
Town of Thurman, Warren County, New York
0 1,000 2,000 3,000 Feet
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S
E
W
Little Mountain
Little Pond
Garnet Lake Rd
Pine Ridge Brook
Mill Creek
Henry Wescott Rd
Cherry Ridge
Bear Pond Rd
Stony Creek
Wilcox Lake Wild Forest
Kenyontown Creek
Moose Mountain
Twin Brooks
Thurman
Stony Creek
Subject Tract
State Land
Building Footprint
Local Road
Forest Road
Camp
Gate
Johnsburg
Cherry Ridge Forest
Thurman
Warrensburg
Hudson River
Stony Creek
Lake George
Bolton
28
9
9N
87
0 1 2 3 4 MI
Montreal
QB
ON
Toronto
Lake Ontario
ADK Park
VT
NY
Albany
MA
CT
PA
NJ
New York

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