



**HARRIS ROAD FOREST**  
New York, United States  
73 Hectares/181 Acres approximately

**This multiple-use property offers end-of-the-road solitude,  
direct access to protected state lands and compelling  
Adirondack mountain views.**

**John Clegg & Co**  
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# HARRIS ROAD FOREST

## LOCATION

Harris Road Forest is located in the southeastern corner of northern New York's Adirondack Park, within the historic town of Horicon. During the 19th century, the town's forests and streams supported a vibrant tanning and lumbering industry. Today, visitors come to the area to vacation near beautiful Brant Lake and visit its classic village center, 8 kilometers west of the property, with a scenic mill pond, stone library and small town hospitality.



The property is just 10 minutes from the interstate highway, offering easy travel to nearby population centers and a 4-hour drive to New York City and Boston.

## ACCESS

Access to the property is via a deeded right-of-way off a town-maintained road with utilities. The private woods road climbs gradually for 90 meters before reaching the property's western perimeter. As it enters the land, the road ends at a former log landing, which would be a compelling location for a homesite. From here, a developed trail network extends well into the heart of the property.



This developed right-of-way connects the property with a town road.

## DESCRIPTION

Harris Road Forest contains many of the most desirable features of an Adirondack retreat including well-drained hardwood sites, gently-sloping upland terrain, and captivating, long-range mountain views. When also considering its shared boundary with over 28,000 hectares of state land, the property presents an outstanding purchase opportunity for those seeking a private getaway close to highways and vibrant vacation communities.

## DESCRIPTION (continued)

At the end of the access road, the former log landing offers southwestern exposure and long-range mountain views, an ideal site for a year-round or vacation home requiring minor road upgrades and some modest tree clearing and site work. From here, the terrain gradually climbs eastward for 300 meters as it approaches a prominent ridge in the heart of the property. Following one of the many former logging trails, a short hike to the height of ground reveals compelling views of the area's ponds and mountains. Heading further eastward, the ground slopes downward through open hardwood forests as it approaches the adjacent state lands. These slopes offer a direct route toward a pair of wilderness ponds about a kilometer away.



Mountain views can be enjoyed from several locations on the land's gentle slopes.

## TIMBER

The property's forest resource offers recently thinned, young hardwood and softwood stands, which can support a variety of long-term ownership objectives. Major species include a diverse mix of maples, ash, beech, hemlock, white pine and other associates.



The young forest is best suited to wildlife habitat and long-term timber management.

Timber harvesting operations occurred in 2009 throughout much of the land. As a result, much of the forest will remain in a free-to-grow pattern over the next 10 years. Residual stem quality and crown vigor are both good, creating an investment opportunity for a patient buyer. In addition, the regenerating forest will provide enhanced food and cover for resident deer and turkeys, providing near-term hunting opportunities.

**GUIDE PRICE**  
**US \$180,000**

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## FURTHER INFORMATION

A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at [america@johnclegg.co.uk](mailto:america@johnclegg.co.uk) noting the name of the property, your name, address and contact telephone numbers.



From the height of land, there are seasonal views of nearby Bennett Pond.

## IMPORTANT NOTICE

This property is being advertised on the John Clegg & Co website. John Clegg & Co have not verified the property details are accurate.



The property's eastern slopes heading towards the shared boundary with thousands of hectares of state lands.

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