



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



Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202013618 - Price: \$169,000

L11.1 Valley Road, Thurman, NY

Description: Hunters delight - 101.35 Acres with plenty of logging roads for ATV and snowmobile use. Great hunting and fishing. Fish for brook trout from the bridge above Patterson Brook. The private bridge was well constructed and designed for log trucks to haul loads of wood off the property. Two homes may be constructed on the property, without variance, according to the APA Land use designation. Power available at Valley Rd. or utilize generator and solar for off the grid use. Located minutes from Gore Mountain Ski Area, Lake George and the Adirondacks. Valley Road Maple Farm is a neighbor across the street. Deeded right of way from Valley Rd. to bridge. Owner of property had heavy duty bridge built and neighbor has deeded right of way over bridge and 25' right of way to cabin he built.

Acres: 101.35

School District: Warrensburg

Water: None

Zoning: Governmental

Town: Thurman

Estimated Taxes: \$2,951

Sewer: None

Property Type: Land

Lake/River: Patterson Brook

County: Warren



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

