



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Howard Hanna

**MLS# - 202312332 - Price: \$22,500**

5806 Brook Way, Fort Ann, NY

**Description:** Vacant land suitable for a small summer camp or year-round home. This is a nicely wooded lot just shy of 1/2 acre that is in the Hadlock Pond neighborhood adjacent to a quaint brook that flows from the pond. There was a full time residence on the property that was lost due to a tragedy and is ready to build on as a full time or secondary home. (Deed is attached to this listing.) Motivated sellers. Property has been surveyed. and markers are in place. Roadway does not go through the property. Borders on left of property line Well and septic are on the property, condition unknown. This property is in the Lake George Park.

**Acres:** 0.46

**School District:** Fort Ann

**Sewer:** Septic Tank

**Town:** Fort Ann

**Estimated Taxes:** \$762

**County:** Washington

**Property Type:** Land

**Water:** None, Drilled Well



**Daniel Davies**

NYS Licensed Real Estate  
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