



*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](http://www.davies-davies.com)



©2023 Global MLS

Listing courtesy of: Hunt ERA

**MLS# - 202327335 - Price: \$1,250,000**

501 County Route 17 , Fort Ann, NY

**Description:** 258 Acres of prime farmland now available. Simply Grazin's animal welfare approved feeding facility, w feeding bunks, has 2 drilled wells w auto drinkers, 175 acres of fenced & gated pasture, 125 acres of new woven wire fencing, loads of tillable land for hay & crops. Property is on both sides of County Route 17 allowing multiple access point for loading & unloading or potential for development. Excellent opportunity! Don not miss out!



**Acres:** 258.52

**School District:** Hartford

**Sewer:** None

**Town:** Fort Ann

**Estimated Taxes:** \$6,547

**County:** Washington

**Property Type:** Land

**Water:** Drilled Well

**Zoning:** Farm



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

