



*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: Preble Realty LLC

**MLS# - 202413430 - Price: \$1,850,000**

1032 Bogtown Road, Salem, NY

**Description:** One of the northeast's premier hunting properties, this nearly 800 acre property is a rare find. This varied property includes roughly 5 miles of interior trails, a couple of miles of road frontage, includes several water features that include frontage on the West Beaver Brook, the Black Creek, a few different small tributary streams, and frontage on a large pond. Though mostly wooded the property does have several meadows interspersed throughout that can be used for feed plots or for potential building opportunities. There is a stately 1830's colonial that is currently just a shell and is waiting to be restored to its full potential. The home has been recently vinyl sided, features replacement windows, includes a combination of blown-in and spray foam insulation, and offers a newer roof.



**Acres:** 759.3

**Bedrooms:** 3

**Lake/River:** Black Creek

**Heat:** None

**Basement:** Full, Unfinished

**County:** Washington

**Zoning:** None

**Town:** Hebron

**School District:** Salem

**Water:** Drilled Well

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**Estimated Taxes:** \$22,899

**Sewer:** Septic Tank, Unknown

**Property Style:** Colonial,  
Farmhouse

**Exterior Features:** None

**Parking Spaces:** 6



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

