



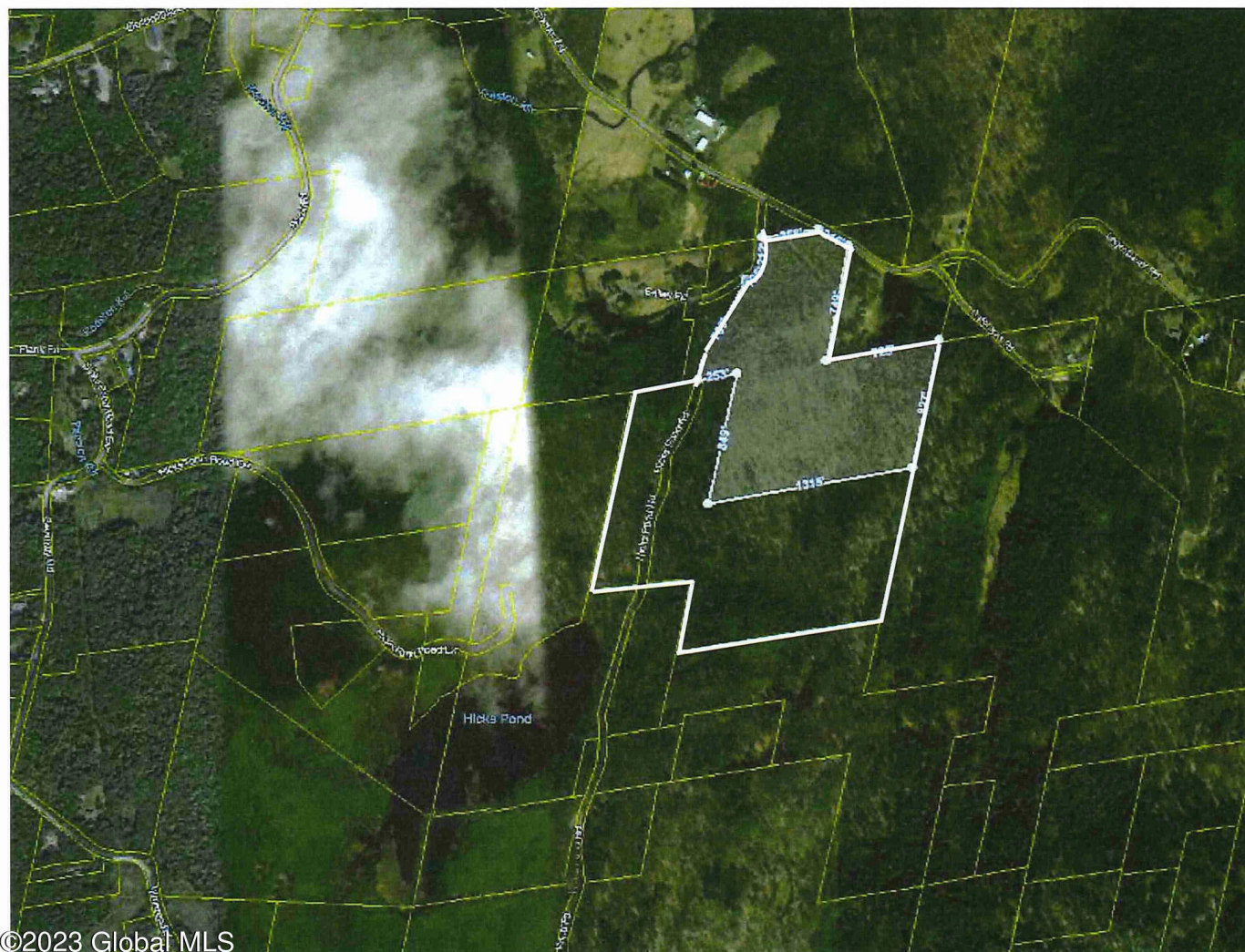
Your Lake George Real Estate Experts!

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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202413806 - Price: \$225,000

L60.1 Legenbauer And L11 New Road , Averill Park, NY

Description: Spring is in the air and in full view in these 88+/- acres in rural Rensselaer County! Maple, Cherry and White Birch trees are Nature's beautiful backdrop for this wooded wonderland. While perfect for logging, other features of this parcel include a creek, stone walls and trails. 216' of road frontage on Legenbauer Road and 212' of frontage on Bailey Road (both Town roads) enhance this parcel. Some of this desirable acreage is contiguous with the Poestenkill Community Forest (436 acres of conserved land). The entire parcel is in the Averill Park School District. Please contact the listing agents for details on the Seller Financing option that is offered. The photos and videos used in the marketing of this property are depictions for illustrative purposes.

Acres: 88

School District: Averill Park

Water: None

Town: Poestenkill

Estimated Taxes: \$2,019

Sewer: None

Property Type: Land

Lake/River: Basic Creek

County: Rensselaer



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