



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: eXp Realty, LLC

**MLS# - 202414825 - Price: \$185,000**

Lot 23 Oswegatchie Road, Palatine Bridge, NY

**Description:** Welcome to your slice of serenity! Nestled on a combined 21.2 acres across two parcels, this picturesque land offers a canvas for your dream retreat. These partially cleared and flat parcels boast over 250 feet of road frontage. Situated between the charming towns of Canajoharie and Fonda, you'll relish in the peace of rural living while still being within reach of urban amenities. Enjoy the convenience of being just 7 miles from Wintergreen Park and a 20-minute journey to over 5 state parks. Don't miss out on this rare opportunity to create your oasis in this idyllic setting. Whether you're envisioning a private estate, a hobby farm, or a nature retreat, this land holds endless possibilities. Come experience the tranquility and potential that awaits you here.



**Acres:** 21.2

**School District:** Canajoharie

**Sewer:** None

**Town:** Palatine Bridge

**Estimated Taxes:** \$2,158

**County:** Montgomery

**Property Type:** Land

**Water:** None



**Daniel Davies**  
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