



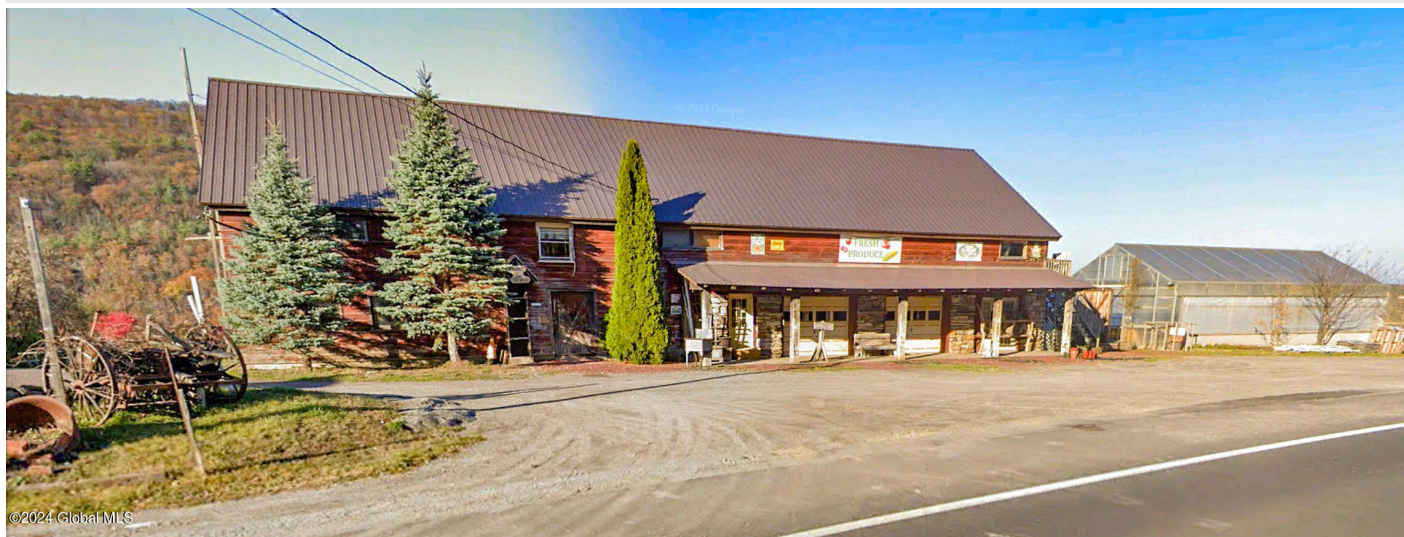
*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: eXp Realty, LLC

**MLS# - 202415697 - Price: \$950,000**

729 State Route 9n , Ticonderoga, NY

**Description:** This beautiful land is nestled in the Historic Lord Howe Valley with views along the Adirondacks, consisting of 150 acres of rolling hills once the site of the French and Indian War, Battle on Snowshoes, in 1759. The town of Ticonderoga & geological studies have identified a major aquifer on site as 1 of 5 resources capable of providing water to the entire municipality. This aquifer is ideal for one seeking a water bottling company, winery or brewery. The property also features a meticulously maintained post & beam rustic barn currently serving as a well established Farm Market & Gift Shop, a 3br apt above the store & 3 greenhouses. The possibilities are truly endless for those seeking development for a ranch, resort, hotel, restaurant or other ventures. This opportunity is truly a once in a lifetime

**Acres:** 150.2

**School District:** Ticonderoga

**Water:** Drilled Well, Spring

**Property Style:** Commercial

**County:** Essex

**Zoning:** Commercial

**Town:** Ticonderoga

**Estimated Taxes:** \$2,354

**Sewer:** Septic Tank

**Basement:** None

**Cooling:** Window Unit(s)

**Property Type:** Commercial

**Lake/River:** Lake George

**Heat:** Baseboard, Wood Stove

**Exterior:** Wood Siding

**Parking Spaces:** 20



**Daniel Davies**  
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