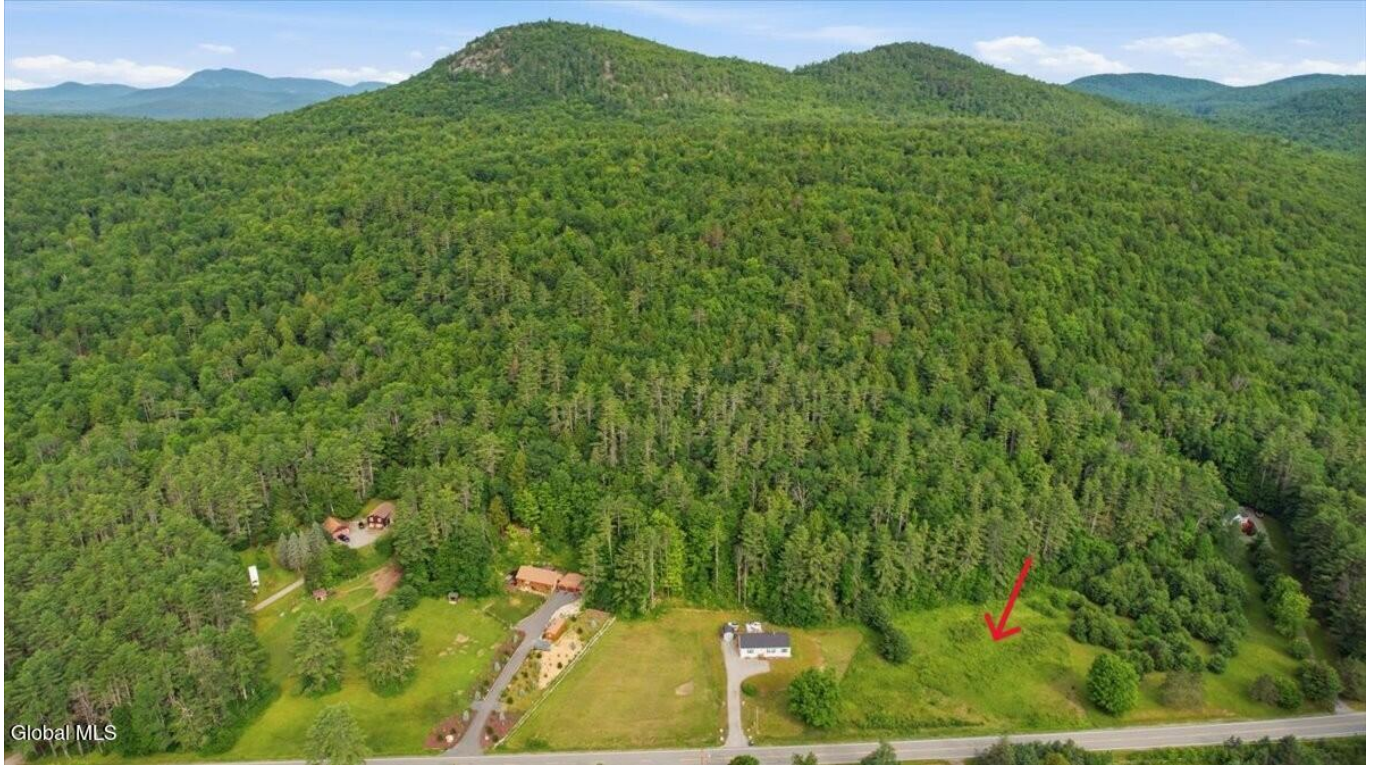




Your Lake George Real Estate Experts!

Davies Davies & Associates
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www.davies-davies.com



Global MLS

Listing courtesy of: Davies Davies & Associates Real Estate LLC

MLS# - 202620261 - Price: \$62,000

L 6.3 Schroon River Road, Warrensburg, NY

Description: Discover the rare freedom of over 12 acres just outside the charming town of Warrensburg. Whether you're envisioning a custom-built retreat, a peaceful homestead, or simply a private escape to roam and reconnect with nature, this parcel delivers. The front portion offers a wide, level expanse that basks in sunlight from dawn to dusk -- once a productive hay field with rich agricultural soils perfect for gardening, hobby farming, or creating your own vineyard or meadow landscape. Behind it stretches a beautiful sweep of wooded acreage, offering privacy, wildlife, and endless exploration. It's the best of both worlds: open, usable land paired with a serene forest backdrop. Set on a county maintained paved road with electric and cable/internet at the roadside, this property blends rural tranquility with everyday convenience. Survey, test pits and site plan already complete. And the location is unbeatable: just 4 miles from Exit 23, 30 minutes to Gore Mountain's winter slopes, and only 15 minutes to the shops, restaurants, marinas, and beaches of beautiful Lake George.

Property Features

Acres: 12.79

Property Type: Land

Estimated Taxes: \$934

Sewer: None

Town: Warrensburg

School District: Warrensburg

Water: None

County: Warren



Holly M. Dansbury
NYS Licensed Real Estate
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