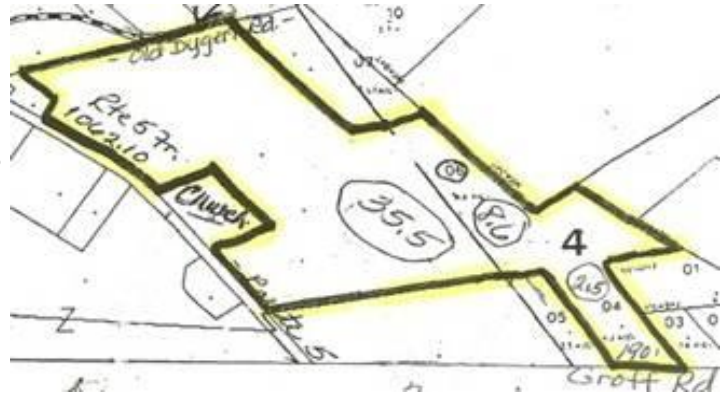




# MOHAWK Towne & Country Realty

5696 St. Hwy 5, Palatine Bridge, New York 13428  
Phone: 518 -673-5482 Fax: 518-673-5816



Price: \$599,900

Terms: will hold interest only loan for 5 years,  
will build to suit to qualified buyer

Total Acreage: 46 Acres  
Wooded: undeveloped (some)  
Tillable:  
Pasture:  
Wetlands\*\*:  
Terraine: sloped, to level  
Road Type: paved  
Water:  
Electric: at road  
Hunting:  
Lake:

Zoning: Residential / commercial  
County: Montgomery  
Town: Palatine  
School Dist: Fort Plain  
Amount:  
Village:  
Frontage: 354 rte 5, 190 Groff Rd  
Depth of Well:  
View: Country & Village  
Pond:  
Setting:

Assessment:  
Total Taxes:  
Map SBL#: 46.15-1-9.112  
Survey:  
Perked:  
Deep: Bk: Pg:  
School Distance:  
Septic:  
Stream:

Timber (kinds):  
Remarks: 3 parcels - entire parcel; SBL#46.15-1-9.112 (35.50 ac.). 46.-4-6 (8.6 acres); 2.5 ac lot on Groff Rd creating access to 8 acre piece; SBL# 46.-4-6, frontage on Groff Rd. 190'. Taxes under \$500 yr. excellent commercial, horses, farmington, varick & wassaic silt soils, limestone. Owner financing 5 years interest only loan, property wraps around a Church on Rte 5.

Directions: Rte 5 west from Palatine Bridge, out of Village towards Nelliston, property on right just after farm on corner of Groff Rd,  
  
O St. Hwy 5, Nelliston, NY