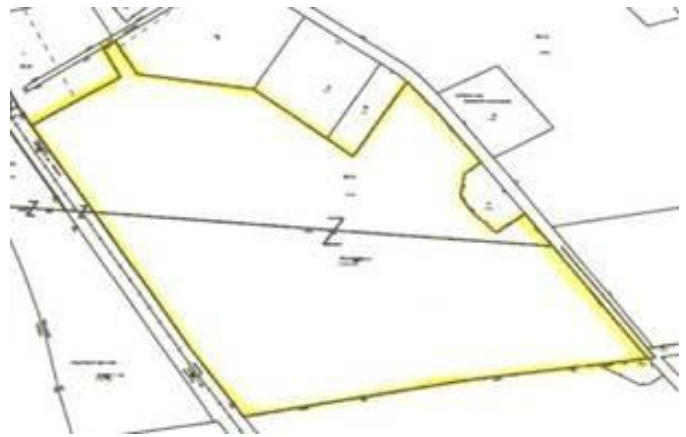




# MOHAWK Towne & Country Realty

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



Price: **\$275,000**

Terms: **Owner to finance w/ 20% down, interest free loan up to 15 years, to a qualified buyer.**

Total Acreage: **54.4 Acres**  
 Wooded: **Most**  
 Tillable:   
 Pasture:   
 Wetlands\*\*:   
 Terrain:   
 Road Type: **Paved**  
 Water:   
 Electric: **at road**  
 Hunting:   
 Lake:

Zoning: **Agriculture/residential**  
 County: **Montgomery**  
 Town: **Palatine**  
 School Dist: **Fort Plain**  
 Amount:   
 Village:   
 Frontage: **1169'**  
 Depth of Well:   
 View: **Country**  
 Pond:   
 Setting: **wooded**

Assessment:   
 Total Taxes: **\$1,946**  
 Map SBL#: **46.15-1-9.111**  
 Survey: **yes**  
 Perked:   
 Deep: Bk: **Pg:**   
 School Distance: **2 miles**  
 Septic:   
 Stream:

Timber (kinds):   
 Remarks: **Mostly undeveloped, level prime Route 5 Commercial area, 1300 ' frontage on Railroad in back water, sewer, electric available (will sub-divide)**

Directions: **Route 5 west from Palatine bridge light, just past Groff Rd, property on left, sign**  
**O St. Hwy 5, Nelliston , NY**