



Deed Restrictions: No
Lot Size Acres: 15.38
Property Sub Type: Unimproved Land
Waterfront Y/N: No
Zoning: Mixed

Public Remarks: 15.38 Acre building lot with plenty of options for building sites, and nice opportunity to have views to south and southern exposure. Lot has a nice rise on the NW side which would be the prime building location, and there is a roughed driveway. Gore Mt/North Creek are 10 minutes away, and NYS Forest Preserve land with hiking trails is nearby.

Features & Structures		Utilities
Current Use: Unimproved Lot Features: Mixed Timber; Secluded; Sloped; Views; Wooded		Sewer: None Utilities: Electricity Available; Phone Available Water Source: None
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 1 Tax Annual Amount: \$860.61 Total Taxes Description: Actual Special Listing Conditions: Standard Listing Contract Date: 04/22/2024 Original List Price: \$79,900 Current Price: \$79,900 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Elementary School: Johnsbury Central High School: Johnsbury Central School District: Johnsbury	Parcel Number: 132.-1-50 County: Warren City/Municipality: Johnsbury Geo Lat: 43.60536 Geo Lon: -74.024026 Tax Block: 132 Tax Lot: 50 Tax Section: 1

Sale Info	
Status Change Date: 04/22/2024 Possession: At Closing	

Directions: From Rt 8 in Bakers Mills, turn onto Goodman Rd, and follow to lot on left. See sign

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Aerial View



IMG_6484



IMG_1111



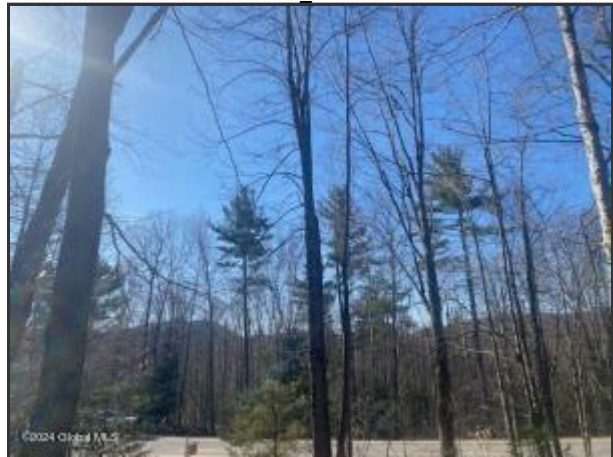
IMG_1114



IMG_1115



IMG_6493



IMG_6492



IMG_6491



IMG_6490



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Gallagher Goodman Rd Lot Map

