



**Deed Restrictions:** No  
**Lot Size Acres:** 47.96  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No  
**Zoning:** Mixed

**Public Remarks:** Located almost at the dead end of Old Farm Rd adjacent to 13th Lake, offering privacy and serenity, is this 47+ acres of prime Adirondack forest, comprised of a 7.6 acre lot and a 39+ acre lot, and surrounded on 2 sides by NYS lands! This is the original sight of the 13th Lake Lodge which was built in the mid-late 1800's, and is still an amazing place to build a dream home or compound. There is a small pond on the back corner of the lot, and 13th Lake is within walking distance as is the trailhead for the Siamese Ponds Wilderness Area with miles of trails in a "forever wild" environment. Garnet Hill Lodge is adjacent to this property and currently the XC Ski trails meander through the property. The zoning is MX 8.5 acre, which allows for subdividing if one chooses.

Features & Structures		Utilities
<b>Current Use:</b> Unimproved <b>Lot Features:</b> Hardwood Timber; Irregular Lot; Mixed Timber; Road Frontage; Sloped; Softwood Timber; Timber; Views; Wooded	<b>Waterfront Features:</b> Pond	<b>Sewer:</b> None <b>Water Source:</b> None
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 1 <b>Listing Contract Date:</b> 04/05/2022 <b>Original List Price:</b> \$686,000 <b>Current Price:</b> 686,000 <b>Broker Agent Compensation:</b> 0% <b>Buyer Agency Compensation:</b> 2% <b>Sub Agency Compensation:</b> 0% <b>Dual Variable Compensation Y/N:</b> No	<b>Association Y/N:</b> No <b>Elementary School:</b> Johnsbury Central <b>High School:</b> Johnsbury Central <b>School District:</b> Johnsbury	<b>Parcel Number:</b> 63.-1-3, 5 <b>County:</b> Warren <b>City:</b> Johnsbury <b>City/Town (Mail):</b> North River <b>Geo Lat:</b> 43.69243 <b>Geo Lon:</b> -74.120146 <b>Tax Annual Amount:</b> \$1,826 <b>Tax Block:</b> 63 <b>Tax Lot:</b> 3, 5 <b>Tax Section:</b> 1 <b>Total Taxes Description:</b> Estimated
		Sale Info
		<b>Status Change Date:</b> 04/06/2022 <b>Possession:</b> At Closing

**Directions:** From Rt 28 in North River, turn onto 13th Lake Rd and follow to a right onto Old Farm Rd. Property starts where the sign HAGAN TRAIL is on the Garnet Hill XC trails on left just before the parking lot where the Seasonal Road begins. See sign.

**James D Nester**

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Balm of Gilead in Background



DJI\_0893



DJI\_0896



DJI\_0897



DJI\_0898



DJI\_0899



DJI\_0900



DJI\_0901



DJI\_0902



DJI\_0903



DJI\_0904



DJI\_0905



IMG\_2185



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