



**Lot Size Acres:** 2.9  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No  
**Zoning:** Single Residence

**Public Remarks:** Nice building lot, located at the end of a quiet private road, with town water and power at the road, and it is backed by NY State Forest Preserve land. The driveway is roughed in and a building site has been partially cleared. There is also a drilled well on the lot, see pictures. Wildlife is abundant, and the lot is just minutes to the Indian Lake town beach, snowmobile trails, hiking trails, paddling, rafting, and biking!

Features & Structures		Utilities
<b>Current Use:</b> Unimproved <b>Lot Features:</b> Hilly; Irregular Lot; Mixed Timber; Private; Road Frontage; Sloped; Wooded		<b>Sewer:</b> None <b>Utilities:</b> Electricity Available; Underground Utilities; Water Available <b>Water Source:</b> Drilled Well; Public
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 7 <b>Financial Details:</b> Full Market Assessment: 38,200 <b>Listing Contract Date:</b> 04/27/2023 <b>Original List Price:</b> \$64,900 <b>Current Price:</b> \$64,900 <b>Broker Agent Compensation:</b> 0% <b>Buyer Agency Compensation:</b> 2.5% <b>Sub Agency Compensation:</b> 0% <b>Dual Variable Compensation Y/N:</b> No	<b>Association Y/N:</b> No <b>Elementary School:</b> Indian Lake Central <b>High School:</b> Indian Lake Central <b>School District:</b> Indian Lake	<b>Parcel Number:</b> 56.015-1-70 <b>County:</b> Hamilton <b>City:</b> Indian Lake <b>City/Town (Mail):</b> Indian Lake <b>Cross Street:</b> Adirondack Lake Rd <b>Geo Lat:</b> 43.792335 <b>Geo Lon:</b> -74.246275 <b>Tax Annual Amount:</b> \$717.04 <b>Tax Block:</b> 56.0 <b>Tax Lot:</b> 70 <b>Tax Section:</b> 1 <b>Total Taxes Description:</b> Actual
		Sale Info
		<b>Status Change Date:</b> 04/27/2023 <b>Possession:</b> At Closing

**Directions:** From Rt 28 in Indian Lake, turn onto Adirondack Lake Rd and follow to Erin Lane on right. Follow to cul de sac, see sign.

**James D Nester**

Cork Nester's True North Prop  
2751 State Rte 20  
North Creek, NY 12853  
518-796-0677  
+1 518-796-0677  
[corknester@gmail.com](mailto:corknester@gmail.com)

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Building site clearing



IMG\_4580



IMG\_4579



IMG\_4578



IMG\_4577



IMG\_4576



IMG\_4575



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