

**Southern Adirondack Land Property - Public Copy**

**Address:** 101 Oven Mountain Road, Johnsbury, NY 12843  
**County:** Warren  
**Town/Village:** Johnsbury  
**Current Price:** 75,000  
**Common Post Office:** Johnsbury  
**Subdivision/Association:** None  
**List Number:** 180790  
**Status:** Active

**Property Data**

**Aprox. Acres +/-:** 26.59  
**Lot Front:** 473  
**Lot Side 1:** 1600  
**Wooded Acres:** 11.59  
**Cleared Acres Available:** 8  
**Lake/River Name:** None  
**Main Road Frontage:** 473  
**Property Type:** Land  
**Tax Map Section:** 117  
**Tax Map Block:** 1  
**Tax Map Lot:** 35.4  
**Estimated Taxes:** 1,610.52  
**Tax Assessment:** 1,000  
**Full Mkt Assessment:** 50,000  
**Deed Book:** 4213  
**Deed Page:** 292  
**Deed Restrictions:** No  
**Elementary School:** Johnsbury  
**High School:** Johnsbury  
**Zoning:** Adirondack Park Agency



**Listing Office:** Cork Nester's True North Properties

**List Price:** \$75,000  
**Owner Finance:** No  
**Sign:** Yes  
**PCD:**

**Land Features:** Fields; Garden Space; Gently Rolling; Nearly Level; Partially Cleared; Partially Wooded; Road Frontage; Secluded Lot  
**Best Use:** Investment; Multi-Use; Recreation; Residential; Vacation Site; Other - See Remarks  
**Documents on File:** Site Plan  
**Farm Improvements:** Hay Fields; Pasture Land  
**Multi-Use Type:** Residential

**Possession:** At Closing  
**Showing Instructions:** Show No Appt; Sign on Property  
**Timber:** Mixed

**Directions:** From Wevertown, follow Rt 8 to a right onto Oven Mt Rd in The Hamlet Of Johnsbury. Follow for just over 1/4 mile to lot on left, see sign.  
**Remarks:** Nice level building lot which would be ideal for agricultural uses including gardening, and farming as well nice mountain views in many directions. The lot can also be subdivided, and there is a an engineered plan available showing possible lot plans. The lot is located just 10 minutes from Gore Mt and North Creek, and less than 30 minutes from Lake George.

**Office Escrow:** Community Bank, N.A.

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Fields



100\_4281



100\_4279



100\_4283

