



**Lot Size Acres:** 7.95  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No

**Public Remarks:** 7.95 acre building lot that is backed by NYS land, with nice views of The Hudson River. The lot is ready to build, and has been approved as building lot by The APA. Power is available along Rt 28, and North Creek is 2 minutes away and Gore Mt is a 5 minute drive. The adjacent 7.54 acre lot is also available, MLS ( tax map #48.-1-2.3), buy both and own 2 parcels of Adirondack bliss!

Features & Structures		Utilities
<b>Current Use:</b> Unimproved <b>Lot Features:</b> Hilly; Mixed Timber; Road Frontage; Steep Slope; Timber; Views; Wooded	<b>View:</b> River; Water <b>Waterfront Features:</b> Lake/River Across Rd	<b>Sewer:</b> None <b>Utilities:</b> Electricity Available <b>Water Source:</b> None
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 0 <b>Tax Annual Amount:</b> \$775.48 <b>Total Taxes Description:</b> Actual <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 05/15/2024 <b>Original List Price:</b> \$49,900 <b>Current Price:</b> \$49,900 <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> Johnsburg Central <b>High School:</b> Johnsburg Central <b>School District:</b> Johnsburg	<b>Parcel Number:</b> 48.-1-2.2 <b>County:</b> Warren <b>City/Municipality:</b> Johnsburg <b>Geo Lat:</b> 43.712998 <b>Geo Lon:</b> -74.007907 <b>Tax Block:</b> 48 <b>Tax Lot:</b> 2.2 <b>Tax Section:</b> 1
		Sale Info
		<b>Status Change Date:</b> 05/15/2024 <b>Possession:</b> At Closing

**Directions:** From North Creek follow Route 28 towards North River, lot is on left after the NY DEC Raymond Brook trailhead. 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  
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Aerial View of Lot



Smith L 2.2 Rt 28 Lot Map



IMG\_6569



IMG\_6568



IMG\_6567



IMG\_6566



IMG\_6565



IMG\_6564



IMG\_6563



IMG\_1330



IMG\_1331



IMG\_1333



IMG\_1334



IMG\_1335



IMG\_1336



IMG\_1337





**Lot Size Acres:** 7.54  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No

**Public Remarks:** 7.54 acre building lot that is backed on 2 sides by NYS land, with nice views of The Hudson River. The lot is ready to build, and has been approved as building lot by The APA. Power is available along Rt 28, and North Creek is 2 minutes away and Gore Mt is a 5 minute drive. The adjacent 7.95 acre lot is also available, MLS 202417244 ( tax map #48.-1-2.2), buy both and own 2 parcels of Adirondack bliss!

Features & Structures		Utilities
<b>Association Amenities:</b> None <b>Current Use:</b> Unimproved <b>Lot Features:</b> Hilly; Mixed Timber; Road Frontage; Sloped; Steep Slope; Timber; Views; Wooded	<b>View:</b> River; Water <b>Waterfront Features:</b> Lake/River Across Rd	<b>Sewer:</b> None <b>Water Source:</b> None
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 0 <b>Tax Annual Amount:</b> \$768.21 <b>Total Taxes Description:</b> Actual <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 05/15/2024 <b>Original List Price:</b> \$49,900 <b>Current Price:</b> \$49,900 <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>Association Amenities:</b> None <b>Elementary School:</b> Johnsbury Central <b>High School:</b> Johnsbury Central <b>School District:</b> Johnsbury	<b>Parcel Number:</b> 48.-1-2.3 <b>County:</b> Warren <b>City/Municipality:</b> Johnsbury <b>Geo Lat:</b> 43.722531 <b>Geo Lon:</b> -73.970917 <b>Tax Block:</b> 48 <b>Tax Lot:</b> 2.3 <b>Tax Section:</b> 1

**Sale Info**

**Status Change Date:** 05/15/2024  
**Possession:** At Closing

**Directions:** From North Creek follow Route 28 towards North River, lot is on left after the NY DEC Raymond Brook trailhead. See sign.

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Aerial View of Lot



Smith L 2.3 Rt 28 Lot Map



IMG\_6569



IMG\_6568



IMG\_6567



IMG\_6566



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IMG\_1334



**IMG\_1335**



**IMG\_1336**



**IMG\_1337**

