



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

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

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Aerial View of Lot



Smith L 2.2 Rt 28 Lot Map



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IMG_6568



IMG_6567



IMG_6566



IMG_6565



IMG_6564



IMG_6563



IMG_1330



IMG_1331



IMG_1333



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IMG_1335



IMG_1336



IMG_1337



202417246 Public Detail Report - Land Active

L 2.3 NY State Route 28, North Creek, NY 12853

LP: \$49,900



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
Association Amenities: None Current Use: Unimproved Lot Features: Hilly; Mixed Timber; Road Frontage; Sloped; Steep Slope; Timber; Views; Wooded	View: River; Water Waterfront Features: Lake/River Across Rd	Sewer: None Water Source: None
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 0 Tax Annual Amount: \$768.21 Total Taxes Description: Actual Special Listing Conditions: Standard Listing Contract Date: 05/15/2024 Original List Price: \$49,900 Current Price: \$49,900 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Association Amenities: None Elementary School: Johnsbury Central High School: Johnsbury Central School District: Johnsbury	Parcel Number: 48.-1-2.3 County: Warren City/Municipality: Johnsbury Geo Lat: 43.722531 Geo Lon: -73.970917 Tax Block: 48 Tax Lot: 2.3 Tax Section: 1

Sale Info

Status Change Date: 05/15/2024
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Aerial View of Lot



Smith L 2.3 Rt 28 Lot Map



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