



**Lot Size Acres:** 49.32  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No

**Public Remarks:** 47 Acres of Adirondack Forest with a deeded ROW from 3115 State Rt 28. The parcel includes a portion of Pine Ridge with beautiful views of Austin Pond, Gore and surrounding mountains. The ROW was just resurfaced and provides easy to the lot. The adjacent lot, MLS 202417171 (Tax map # 83.-2-46) is also for sale, buy both and own a grand piece of The Adirondacks!

**Agent to Agent Remarks:** There is a gate at the entrance to the ROW off of Rt 28, please DO NOT enter without an appointment.

Features & Structures		Utilities
<b>Current Use:</b> Unimproved <b>Lot Features:</b> Irregular Lot; Mixed Timber; Secluded; Sloped; Steep Slope; Timber; Views; Wetlands; Wooded	<b>View:</b> Water	<b>Sewer:</b> None <b>Water Source:</b> None
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 0 <b>Depository:</b> Community Bank, N.A. <b>Tax Annual Amount:</b> \$1,003.04 <b>Total Taxes Description:</b> Actual <b>Listing Agreement:</b> Exclusive Right To Sell <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 05/14/2024 <b>Expire Date:</b> 11/14/2024 <b>Original List Price:</b> \$69,900 <b>Current Price:</b> \$69,900 <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> 83.-2-47 <b>County:</b> Warren <b>City/Municipality:</b> Johnsburg <b>Geo Lat:</b> 43.674176 <b>Geo Lon:</b> -73.972765 <b>Tax Block:</b> 83 <b>Tax Lot:</b> 47 <b>Tax Section:</b> 2
Showing Info/Requirements	Listing Office & Broker Info	Sale Info
<b>Owner Name:</b> Allison Family Trust <b>Showing Requirements:</b> Showing Service; Sign on Property	<b>Listing Member:</b> James D Nester (war.nestja) <b>License #:</b> 10311201448 <b>Phone:</b> 518-796-0677 <b>Email:</b> corknester@gmail.com <b>Listing Office:</b> Cork Nester's True North Prop (on739) <b>Office Phone:</b> +1 518-796-0677 <b>Fax:</b>	<b>Status Change Date:</b> 05/14/2024 <b>Possession:</b> At Closing

**Directions:** State Rt 28 in North Creek, directly across from Austin Pond Rd.

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Aerial View of Lot



Allison Family Trust Lot Map



IMG\_6558



IMG\_6557



IMG\_1315



IMG\_1316



**IMG\_1317**



**IMG\_1318**



**IMG\_1319**



**IMG\_1320**



**IMG\_1321**



**IMG\_1322**



**IMG\_1323**

