5/14/24, 9:56 AM flexmls Web

202417176 Private Detail Report - Land Active

L 47 NY State Route 28, North Creek, NY 12853

LP: \$69,900



Lot Size Acres: 49.32
Property Sub Type: Unimproved Land

Property Sub Type: Unimproved 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.

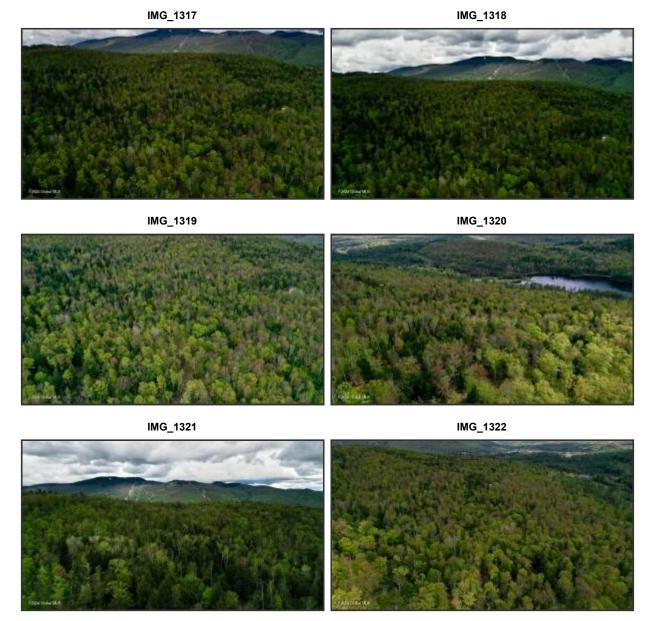
| Features & Structures | | Utilities |
|---|---|---|
| Current Use: Unimproved Lot Features: Irregular Lot; Mixed Timber; Secluded; Sloped; Steep Slope; Timber; Views; Wetlands; Wooded | View: Water | Sewer: None Water Source: None |
| Listing & Contract Info | Schools and Associations | Location Data |
| Days On Market: 0 Depository: Community Bank, N.A. Tax Annual Amount: \$1,003.04 Total Taxes Description: Actual Listing Agreement: Exclusive Right To Sell Special Listing Conditions: Standard Listing Contract Date: 05/14/2024 Expire Date: 11/14/2024 Original List Price: \$69,900 Current Price: \$69,900 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: Johnsburg Central High School: Johnsburg Central School District: Johnsburg | Parcel Number: 832-47 County: Warren City/Municipality: Johnsburg Geo Lat: 43.674176 Geo Lon: -73.972765 Tax Block: 83 Tax Lot: 47 Tax Section: 2 |
| Showing Info/Requirements | Listing Office & Broker Info | Sale Info |
| Owner Name: Allison Family Trust Showing Requirements: Showing Service; Sign or Property | Listing Member: James D Nester (war.nestja) License #: 10311201448 Phone: 518-796-0677 Email: corknester@gmail.com Listing Office: Cork Nester's True North Prop (on739) Office Phone: +1 518-796-0677 Fax: | Status Change Date: 05/14/2024 Possession: At Closing |

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

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