



MLS #: **202012974** Sub-Area: **761**

Status: **Price Change**  
 Spec Mkt Cond: **No Special Conditions**

Address: **385 HUDSON ST**  
 Alt Street Name:  
 City/Town (Tax): **Johnsburg**  
 City/Town (Mail): **Johnsburg** Zip: **12814**  
 County: **Warren**  
 Locale:

List Price: **\$369,900**  
 Original Price: **\$499,900**  
 Sale Price:  
 Price/Acre: **\$3,776.42**  
 School District: **Johnsburg**  
 Lot Size: **97.95** Acres: **97.950**  
 Main Road Frontage:  
 Zoning: **APA**

Body of Water: **Mill Creek**

SWIS Code: **523000** Section: **133** Block: **1** Lot: **82** APN: **523000 133-1-82**  
 Branded VT: Unbranded VT:

Lot Description: **Level, View, Other-See Remarks, Cleared-Partial, Road Frontage, Timber-Mixed**

Waterfront: **Brook/Creek**

Docs Available:

Water Access: **Direct Waterfront**

Photo Inst:

Structures:

Farm Features:

**Directions** From Wevertown, follow Rt 8 west to Johnsburg, take a left onto South Johnsburg Rd. Take first right onto Hudson St, and follow to lot on right, see sign.  
**Agent to Agent Remarks**

**Public Remarks** Amazing panoramic views of Gore Mt and Huckleberry Mt, frame this beautiful 97+acres of prime Adirondack land, as Mill Creek meanders through the southwest corner of the lot adding to the outdoor splendor! There is a drilled well and power on the lot, as well as a septic system. The zoning for this lot is Low Intensity 3.2 acre, with the potential for 25+ lots. This lot fills all of the boxes for the outdoor enthusiast and land developer. 10 minutes to Gore Mt/North Creek, 1/2 hour to Lake George, and 45 minutes to Saratoga Springs.

UTILITIES		ANNUAL TAXES		HOA	OFFERING TERMS
Water: <b>Well-Drilled</b>	Desc:	General:		HOA:	Assum Mtg: Desc:
Sewer: <b>Septic</b>	Desc:	School:		HOA Fee:	Assum Bal:
Utilities:		Village:		HOA Period:	Assum Rate:
		Total: <b>\$2,071</b>	<b>Actual</b>		Terms:
		Spec Assess:			

LO: <b>Cork Nester's True North Prop - Primary: 518-796-0677</b>	LO Code: <b>n739</b>	<b>To Show: Members call ShowingTime 800-746-9464</b>
LA1: <b>James D Nester - Prim: 518-796-0677</b>	LA1 Code: <b>sar.3347</b>	Show: <b>ShowingTime, Sign on Property</b>
LA1 E-mail: <b>corknester@gmail.com</b>		Owner Name: <b>Goodman</b>
LA2:	LA2 Code:	Possession:
LA2 E-mail:	List Team:	
Sub-Ag: <b>0</b>	Buyer Ag: <b>2</b>	Depository: <b>Community Bank, N.A.</b>
Bkr Ag: <b>0</b>	Split Comm:	

List Date: <b>2/15/2020</b>	Expire Date: <b>2/15/2021</b>	Concession Comments	Sell Office:
Pend Date:	Status Date: <b>11/10/2020</b>		Sell Agent 1:
Closed Date:	Sale Terms:		Sell Agent 2:
Days On Market: <b>269</b>	Concessions Amt:		Sell Team
Owner Contr:			