202417171 Public Detail Report - Land Active   **3115 NY State Route 28, North Creek, NY 12853**   **LP: $99,900**

Lot Size Acres: 35.28
Property Sub Type: Unimproved Land
Waterfront Y/N: No

Public Remarks: 35 acres of forest land with views of Austin Pond and the surrounding mountains. Power and town water at the road, and there is a new driveway that accesses the entire lot with multiple choices of building locations. The adjacent lot, MLS 202417176 (Tax map # 83.-2-47) is also for sale, buy both and own a grand piece of The Adirondacks!
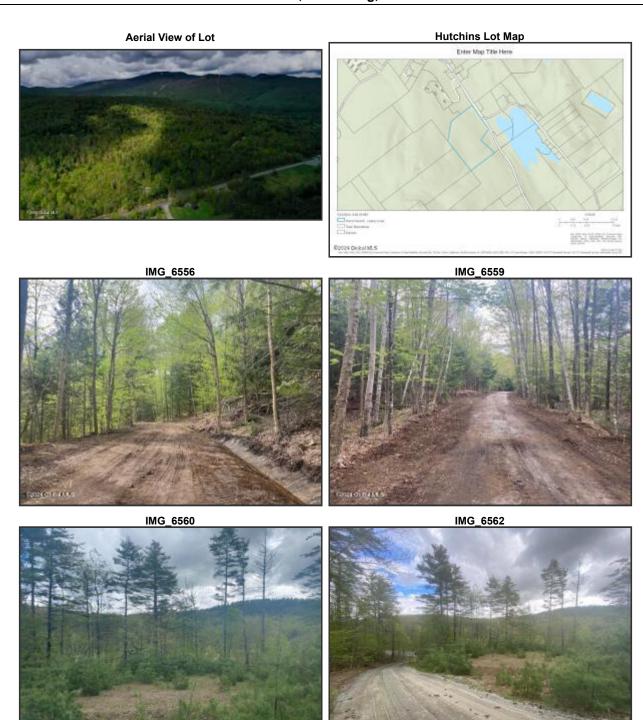
Features & Structures		**Utilities**
Current Use: Unimproved **Lot Features:** Hilly; Irregular Lot; Mixed Timber; Road Frontage; Sloped; Steep Slope; Timber; Views; Wooded	**View:** Water	**Sewer:** None **Utilities:** Electricity Available; Water Available **Water Source:** Other

Listing & Contract Info	**Schools and Associations**	**Location Data**
Days On Market: 0 **Tax Annual Amount:** $819.2 **Total Taxes Description:** Actual **Special Listing Conditions:** Standard **Listing Contract Date:** 05/14/2024 **Original List Price:** $99,900 **Current Price:** $99,900 **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:** 83.-2-46 **County:** Warren **City/Municipality:** Johnsburg **Geo Lat:** 43.677535 **Geo Lon:** -73.969825 **Tax Block:** 83 **Tax Lot:** 46 **Tax Section:** 2

	Sale Info
	Status Change Date: 05/14/2024 **Possession:** At Closing

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

James D Nester
Cork Nester's True North Prop
2751 State Rte 20
North Creek, NY 12853
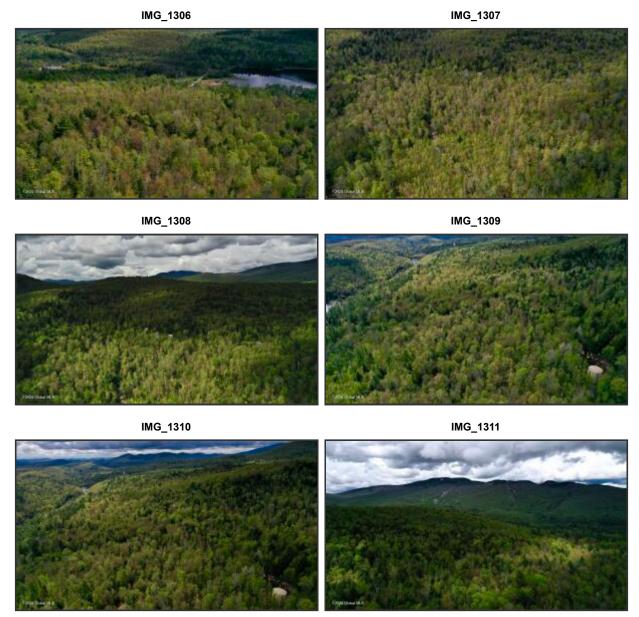518-796-0677
+1 518-796-0677
corknester@gmail.com

Photos for MLS # 202417171   3115 NY State Route 28, Johnsburg, NY 12853 $99,900

Aerial View of Lot

Hutchins Lot Map

IMG_6556

IMG_6559

IMG_6560

IMG_6562

IMG_1300

IMG_1301

IMG_1302

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