



MLS #: 202117882

Sub-Area: 761

List Price: \$29,900

Status: Price Change

Original Price: \$39,900

Spec Mkt Cond: No Special Conditions

Sale Price:

Price/Acre:

\$4,983.33

Address: 0 STATE ROUTE 8

School District: Johnsbury

Alt Street Name:

City/Town (Tax): Johnsbury

City/Town (Mail): Johnsbury

Zip: 12843

Lot Size: 6

Acres: 6.000

County: Warren

Main Road Frontage: 1,000

Locale:

Zoning: APA

Body of Water:

SWIS Code: 523000

Section: 117

Block: 1

Lot: 27

APN: 523000 117-1-27

Branded VT:

Unbranded VT:

Lot Description: **Wooded, Road Frontage, Timber-Mixed**

Waterfront:

Docs Available:

Water Access:

Structures:

Photo Inst:

Farm Features:

**Directions** From the intersection in Wevertown of Rte 28 and 8, follow Rte 8 West appr 3 miles to lot on right. See sign.

**Agent to Agent Remarks**

**Public Remarks** Motivated Seller!! Fairly level building lot located less than 10 minutes from Gore Mtn/North Creek. Lot is ready to build, just bring your building plans!

UTILITIES		ANNUAL TAXES		HOA	OFFERING TERMS
Water: <b>None</b>	Desc:	General:		HOA:	Assum Mtg: Desc:
Sewer: <b>None</b>	Desc:	School:		HOA Fee:	Assum Bal:
Utilities: <b>Electric-Road</b>		Village:		HOA Period:	Assum Rate:
		Total: <b>\$421</b>	<b>Actual</b>		Terms: <b>Possession~At Closing</b>
		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>Simon Gardner - Home: 518-832-3060</b>	LA1 Code: <b>50422</b>	Show: <b>ShowingTime, Sign on Property, Show No</b>
LA1 E-mail: <b>simon.gardner0100@gmail.com</b>		Owner Name: <b>Milkovich</b>
LA2:	LA2 Code:	Possession:
LA2 E-mail:	List Team:	
Sub-Ag: <b>0</b>	Buyer Ag: <b>2.5</b>	Bkr Ag: <b>0</b>
	Split Comm:	Depository: <b>Community Bank N.A.</b>

List Date: <b>5/8/2021</b>	Expire Date: <b>11/8/2021</b>	Concession Comments	Sell Office:
Pend Date:	Status Date: <b>9/14/2021</b>		Sell Agent 1:
Closed Date:	Sale Terms:		Sell Agent 2:
Days On Market: <b>129</b>	Concessions Amt:		Sell Team
Owner Contr:			