



**Lot Size Acres:** 20.68  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No

**Public Remarks:** Beautiful 20.68 Acre lot that lies in the 3.2 Acre Low Intensity Zoning in the Town of Johnsburg, just 5 minutes from North Creek and Gore Mt! The lot is situated with roughly half of the acreage on the west side of Cooper Hill Rd which is partially hilly and the other half situated between Cooper Hill Rd and Peaceful Valley Rd which is level with views of Oven Mt to the South and East.

Features & Structures		Utilities
<b>Current Use:</b> Unimproved <b>Lot Features:</b> Cleared; Hilly; Irregular Lot; Level; Mixed Timber; Road Frontage; Views; Wooded		<b>Sewer:</b> None <b>Water Source:</b> None
Listing & Contract Info	Schools and Associations	Location Data
<b>Days On Market:</b> 0 <b>Tax Annual Amount:</b> \$933.87 <b>Total Taxes Description:</b> Actual <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 07/08/2024 <b>Original List Price:</b> \$219,900 <b>Current Price:</b> \$219,900 <b>Broker Agent Compensation:</b> 0% <b>Buyer Agency Compensation:</b> 2% <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> 100.-1-14.2 <b>County:</b> Warren <b>City/Municipality:</b> Johnsburg <b>Geo Lat:</b> 43.651292 <b>Geo Lon:</b> -74.00288 <b>Tax Block:</b> 100 <b>Tax Lot:</b> 14.2 <b>Tax Section:</b> 1

Sale Info	
<b>Status Change Date:</b> 07/08/2024 <b>Possession:</b> At Closing	

**Directions:** Lot sits between Cooper Hill Rd and Peaceful Valley Rd in North Creek. See sign on Peaceful Valley Rd

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Aerial View of Lot



IMG\_6913



IMG\_6912



IMG\_6910



IMG\_6911



IMG\_6914





IMG\_6920



IMG\_6919



IMG\_6918



IMG\_6917



IMG\_6916



IMG\_2183



IMG\_2184



IMG\_2185



IMG\_2186



IMG\_2187



IMG\_2188



IMG\_2189



Scott Cooper Hill Rd Lot Map

