

**ALL FIELDS DETAIL (VL)**



**MLS #** 182941  
**Status** Active  
**Class** VACANT LAND  
**List Price** \$44,900  
**Price/Acre** \$986.16  
**Sale/Rent** For Sale  
**Address** 00 RIVER RD  
**Address 2**  
**City/Town/Village (Tax)** Johnsburg  
**City/Town (Mail)** North Creek  
**County** Warren  
**State** NY  
**Zip** 12853



**LISTING AGENT DETAIL**

**Listing Office** Cork Nester's True North Prop - Primary: 518-796-0677  
**Listing Office 2**  
**Listing Agent** James D Nester - Prim: 518-796-0677  
**Listing Agent 2**  
**List Team**  
**Concessions Amount** Main Road Frontage (NEW)

**COMMISSION DETAIL**

**Buyer Agency** 2.00  
**Broker Agency** 0.00  
**Sub Agency** 0.00  
**Split Commission**  
**Split Commission Desc**

**MARKETING DETAIL**

**Agent Hit Count** 99  
**Client Hit Count** 32  
**IDX Include** Y  
**Internet/www** Yes with Address  
**VOW** Not Applicable  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW AVM** Yes  
**VOW Comment** Yes

**PROPERTY DETAIL**

**Locale/Subdivision** None  
**Lot Size** 0 x 0 x x  
**Acres** 45.530  
**Structures**  
**Listing Date** 8/21/2018  
**Expiration Date** 2/21/2021  
**Sub Area** Johnsburg, Town (761)  
**Zoning** Adirondack Park Agency  
**Deed Restrictions** No  
**Body of Water Y/N** No  
**Body of Water Name**  
**Assoc Doc Count** 0  
**Photo Count** 3  
**Alt Street Name**  
**Map Co**

**PARCEL/TAX/HOA**

**APN** 523000 66-1-48  
**Tax ID**  
**FIPS Code**  
**SWIS Code** 523000  
**Tax ID Section** 66  
**Tax ID Block** 1  
**Tax ID Lot** 48  
**Tax ID See Remarks**  
**Total Taxes** \$990  
**Total Taxes Desc** Actual  
**Tax Assessment**  
**General Taxes**  
**General Taxes Desc**  
**School Taxes**  
**School Taxes Desc**  
**Village Taxes**  
**Village Taxes Desc**  
**Special Assessment**  
**Spec Asm Desc**  
**HO Association (NEW)**  
**HOA Fee (NEW)**  
**HOA Frequency**

**SCHOOLS**

**School District** Johnsburg  
**High School** Johnsburg Central  
**Elementary School** Johnsburg Central

**DIRECTIONS & REMARKS**

**Directions** Off of River Rd in North Creek.  
**Agent to Agent Remarks**

## DIRECTIONS & REMARKS

**Public Remarks** 45 acres of prime Adirondack forest, perfect for a hunting or sporting camp, a wood lot, or just a get-a-way to enjoy the views and peace and tranquility. The timber has not been logged in over 25 years, making for a good investment. The lot is just a short drive to North Creek, and Gore Mt. MOTIVATED SELLERS!!

## FINANCIAL

<b>Assumable Mortgage</b>	<b>Assumable Rate</b>
<b>Assumable Balance</b>	<b>Asm Rate Desc</b>

## CONTRACT & SALE DETAIL

<b>Sold Price</b>	<b>Depository</b> Community Bank, N.A.
<b>Sold Price/Acre</b>	<b>Possession</b>
<b>Seller Contribution</b>	<b>Lease Option Date</b>
<b>Concession Comments</b>	<b>Option Period</b>
<b>How Sold</b>	<b>Option Price \$</b>
<b>Contract Date</b>	
<b>Closing Date</b>	

## SELLING AGENT DETAIL

<b>Selling Office</b>	<b>Selling Office 2</b>
<b>Selling Agent</b>	<b>Selling Agent 2</b>
<b>Selling Team</b>	

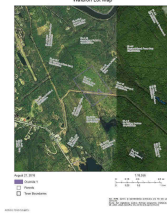
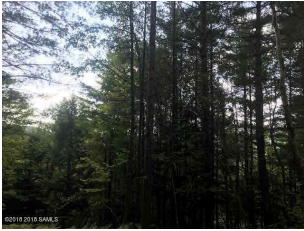
## SYSTEM FIELDS

<b>HotSheet Date</b> 8/19/2020	<b>Days On Market</b> 730
<b>Input Date</b> 8/20/2018 8:00 PM	<b>Days On MLS</b> 731
<b>Input Date</b> 8/20/2018 8:00 PM	<b>Original Price</b> \$49,900
<b>Off Market Date</b>	<b>Prior Listing</b>
<b>Price Date</b> 8/17/2020	<b>Type</b> Vacant Land
<b>Status Date</b> 8/19/2020	<b>Listing Visibility Type</b> MLS Listing
<b>Update Date</b> 8/20/2020	<b>Owner Name</b> Waldron, Hammond, French,
<b>Update Date</b> 8/20/2020 2:59 PM	<b>Owner Name 2</b>
	<b>Listing City State Zip</b> Johnsbury NY 12853
	<b>Geocode Quality</b> Manually Placed Pin
	<b>Search By Map</b>

## FEATURES

<b>LOT DESCRIPTION</b>	<b>WATER</b>	<b>SPECIAL MARKET CONDITIONS</b>
Secluded	None	No Special Conditions
Other~See Remarks	<b>SEWER</b>	<b>SHOWING INSTRUCTIONS</b>
Timber-Mixed	None	Agent to Accompany
		ShowingTime
		No Sign

## ADDITIONAL PICTURES



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