



**Lot Size Acres:** 9.5  
**Property Sub Type:** Unimproved Land  
**Waterfront Y/N:** No

**Public Remarks:** Nice fairly level building lot, located on a very quiet rural road with plenty of privacy! Just 15 minutes to Gore Mt and North Creek, as well as the Schroon Lake boat launch. The lot has been surveyed and has an engineered septic plan.

Features & Structures		Utilities
		<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> \$798.3 <b>Total Taxes Description:</b> Actual <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 11/23/2024 <b>Original List Price:</b> \$65,000 <b>Current Price:</b> \$65,000	<b>Association Y/N:</b> No <b>Elementary School:</b> Johnsbury Central <b>High School:</b> Johnsbury Central <b>School District:</b> Johnsbury	<b>Parcel Number:</b> 76.-1-22.4 523000 <b>County:</b> Warren <b>City/Municipality:</b> Johnsbury <b>Geo Lat:</b> 43.701799 <b>Geo Lon:</b> -73.923334
		Sale Info
<b>Status Change Date:</b> 11/23/2024		

**Directions:** From Rt 8 in Riparius, turn onto River Rd and follow approx 3.5 miles to lot on left, see sign.

**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](mailto:corknester@gmail.com)

Information is deemed to be reliable, but is not guaranteed. © 2024 [Global MLS](#) and [FBS](#). Prepared by James D Nester on Saturday, November 23, 2024 4:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.