

Warren County Land Property - Public Copy

Address: Collignon Lane, Johnsbury, NY 12843
County: Warren
Town/Village: Johnsbury
Current Price: 95,000
Common Post Office: Johnsbury
List Number: 122979
Status: Active

Property Data

Aprox. Acres /-: 81.4
Lot Front: 1310
Lot Side 1: 2300
Lot Back: 1310
Lot Side 2: 2300
Irregular Lot: No
Wooded Acres: 81.42
Cleared Acres Available: 0
Lake/River Name: None
Main Road Frontage: 1,310
Other Acres Available: 0
Property Type: Land
Tillable Acres: 0
Tax Map Section: 133
Tax Map Block: 1
Estimated Taxes: 1,300
Tax Assessment: 88,889
Full Mkt Assessment: 88,889
Deed Book: 1247
Deed Page: 144
Deed Restrictions: No
Elementary School: North Warren Central
High School: Johnsbury
Zoning: Adirondack Park Agency



Listing Office: Adirondack Country Homes Inc.

List Price: \$95,000
Multiple Use: No
Owner Finance: No
Sign: Yes
PCD:

Land Features: Gently Rolling; Wooded
Best Use: Investment; Recreation; Residential; Timber; Vacation Site

Possession: At Closing
Showing Instructions: Show No Appt; Sign on Property
Sewer: No Sewer
Timber: Mixed; Softwood
Water Type: None
Water: No Water

Directions: Exit 23 I-87, North on Rt.9 4 mi. to left on Rt.28, go 10.7 mi. to left on Rt.8, go 1.6 mi. to left on Johnsbury Rd., go .8 mi. to right on Hudson St., go .2 mi. to 1st right on Collignon Ln. Property

Remarks: 81 PRISTINE wooded acres with lots of scenic trails. Own your own piece of Adirondack wilderness. Great for 4x4s or snowmobiles. Only minutes to Garnet Lake, Gore Mt. Ski area and Lake George. Over 1300' of frontage that can be sub-divided into (3) 25 acre lots or would make a great family compound. Power at site. No ROWs or wetlands to deal with. Plus...Timber value est. \$30k.

Office Escrow:

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