



Lot Size Acres: 33.47
Main Road Frontage: 1,145
Property Sub Type: Agricultural
Waterfront Y/N: No
Zoning: None

Public Remarks: Sweeping western views of the Adirondacks crown the upper meadow of this 33.47-acre parcel. A farm road along the boundary, shared with the back neighbor, provides easy access into the land. A meandering stream winds through the hardwood forest, a haven for abundant wildlife, while historic stonewalls add character and charm. Whether you envision a stunning homesite with room for animals or a private retreat for outdoor adventure, this property delivers. Perfect for hunting, hiking, or simply unwinding in nature, all within 30 minutes of Glens Falls and 45 minutes of Saratoga Springs and Lake George.

Features & Structures		Utilities
Current Use: Unimproved Lot Features: Cleared; Hardwood Timber; Hilly; Meadow; Pasture; Road Frontage; Wooded	Other Structures: None Waterfront Features: Stream	Sewer: None Water Source: None
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 6 Tax Annual Amount: \$827.53 Total Taxes Description: Estimated Financial Details: Full Market Assessment: 45,753; Tax Assessed Value: 33,400; General Taxes: 356.37; General Taxes Description: Estimated; School Taxes: 471.16; School Taxes Description: Estimated Special Listing Conditions: Standard Listing Contract Date: 10/03/2025 Original List Price: \$179,900 Current Price: \$179,900	Association Y/N: No Elementary School: Argyle K-8 High School: Argyle School District: Argyle	Parcel Number: 532089 167.-2-4 County: Washington City/Municipality: Argyle Cross Street: Goose Island Rd. Geo Lat: 43.282477 Geo Lon: -73.411366 Tax Block: 2 Tax Lot: 4 Tax Section: 167.
		Sale Info
		Status Change Date: 10/03/2025 Possession: At Closing

Directions: County Route 40/County Route 30 to County Rt. 45 to Coot Hill Rd. or County Route 48 to Goose Island Rd. to Coot Hill Rd.

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