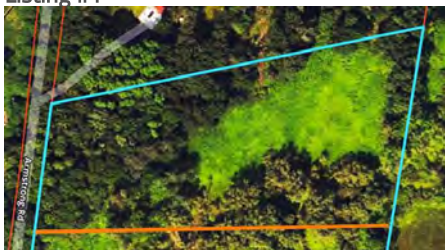


Listing #1



L 40.09 Armstrong Rd, Cooperstown, NY 13326

List Price	\$99,000 on 09/08/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11570351
Property Type	Vacant Land
County	Otsego
Township	Otsego
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$755
Tax ID	84.00-1-40.09
FEMA Flood Map	fema.gov/portal

A rare find in a sought-after Pierstown setting - this ±4.76-acre countryside lot presents a rare opportunity just a few miles from Cooperstown and Otsego Lake. Offering open meadows, and woodland. This is an ideal setting to build your country home or retreat in a location celebrated for its scenic views, gentle elevations, and easy access to historic Cooperstown, vibrant arts, and outdoor recreation. Access to electric, and high-speed internet. Cooperstown School District. There are two adjacent lots available for \$99,000 each, with the option to purchase all three lots for \$275,000, offering both flexibility and value for those seeking to create a legacy property or expansive getaway. Experience the best of upstate living-space to roam, nature at your doorstep, and all the conveniences of modern life.

Land Details

- 1 Lot
- 4.76 Acres
- 250 Frontage
- Map# 2467

Exterior Features

- Survey
- Subdivision: Glimmerglenn Hills
- Mountain View
- Wooded View
- Private View
- Scenic View

Taxes and Fees

- Tax Year 2025

Presented By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com

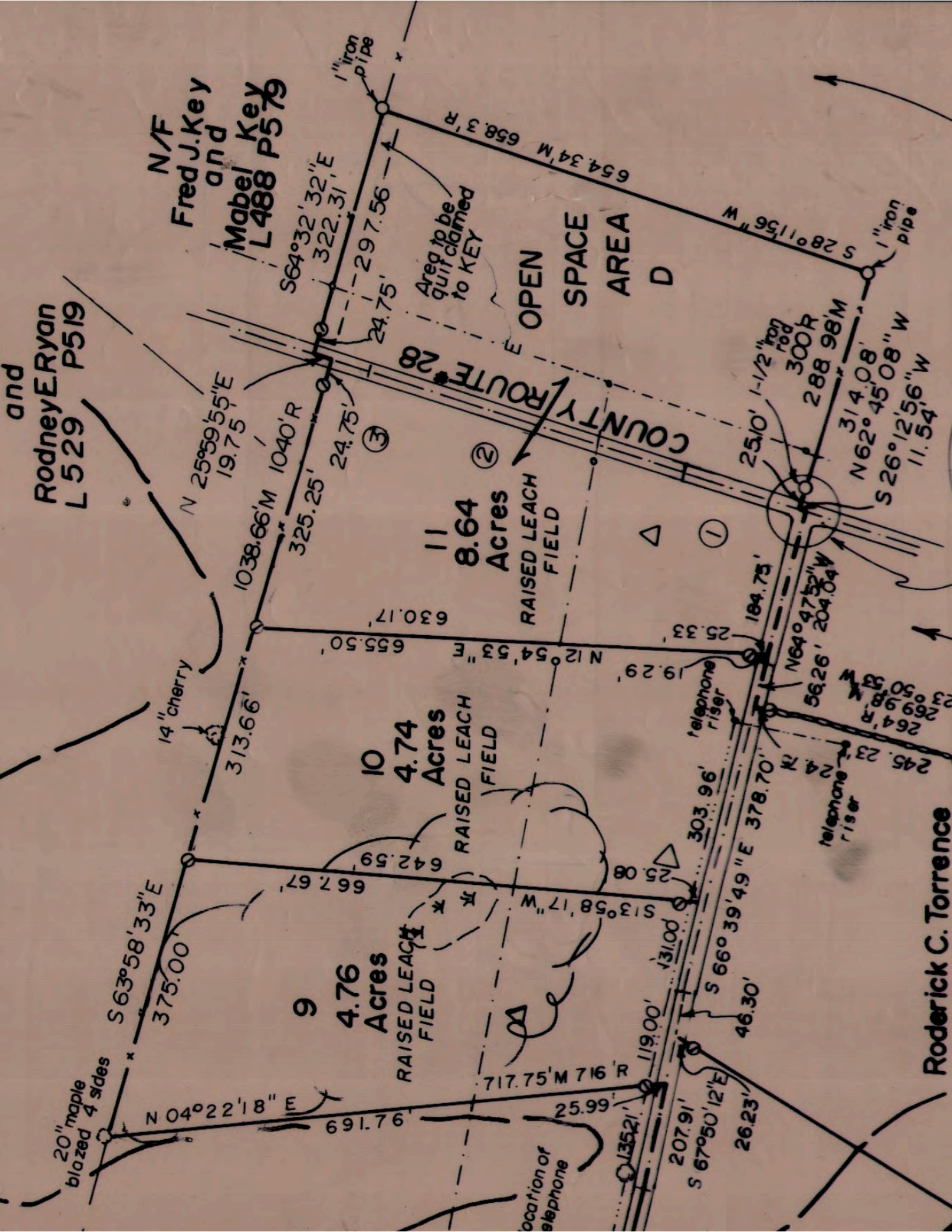
Listing data is deemed reliable but is NOT guaranteed accurate.



Armstrong Rd

and
Rodney E. Ryan
L 529 P 519

N/F
Fred J. Key
and
Mabel Key
L 488 P 579



9
4.76
Acres
RAISED LEACH
FIELD

10
4.74
Acres
RAISED LEACH
FIELD

11
8.64
Acres
RAISED LEACH
FIELD

OPEN
SPACE
AREA
D

COUNTY ROUTE 28

Roderick C. Torrence

20" maple
blazed 4 sides

14" cherry

Area to be
quit claimed
to KEY

telephone
riser

telephone
riser

location of
telephone

S 63° 58' 33" E
375.00'

N 04° 22' 18" E
691.76'

313.66'

667.67'

630.17'

325.25'

655.50'

S 64° 32' 32" E
322.31'

24.75'

654.34' M
658.3' R

297.56'

303.96'

S 67° 50' 12" E
207.91'

46.30'

184.75'

264' R
269.98' R
23° 50' 35" R
56.26' W
204.04' W

314.08' W
N 62° 45' 08" W
11.54' W
288.98' M
300' R

S 28° 11' 56" W
1" iron pipe

25.10' 1-1/2" iron rod

1" iron pipe

119.00'

131.00'

378.70'

S 66° 39' 49" E

245.23' R

247' R

249.23' R

269.98' R

264' R

23° 50' 35" R

56.26' W

204.04' W

N 64° 47' 52" W

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264' R

23° 50'



Property Description Report For: Armstrong Rd, Municipality of Town of Otsego

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	365089
	Tax Map ID #:	84.00-1-40.09
	Account Number:	243590
	Property Class:	314 - Rural vac<10
	Site:	RES 1
	In Ag. District:	Yes (1)
	Site Property Class:	314 - Rural vac<10
	Zoning Code:	01 - general
	Neighborhood Code:	05180 - RURAL COPSTWN
	School District:	Cooperstown
	Total Assessment:	2025 - \$43,800
Total Acreage/Size:	4.76	
Land Assessment:	2025 - \$43,800	
Full Market Value:	2025 - \$62,571	
Equalization Rate:	----	
Deed Book:	2025	
Grid East:	339130	
	Property Desc:	FM 2467
	Deed Page:	3276
	Grid North:	1001430

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

Irrevocable Trust Robert W & Nancy A Iversen P.O. Box 81 1445 County Highway 31 Cooperstown NY 13326	Robert W Iversen, Trustee P.O. Box 81 1445 County Highway 31 Cooperstown NY 13326 Christopher L Iversen, Trustee P.O. Box 81 1445 County Highway 31 Cooperstown NY 13326	Nancy A Iversen, Trustee P.O. Box 81 1445 County Highway 31 Cooperstown NY 13326 Timothy R Iversen, Trustee P.O. Box 81 1445 County Highway 31 Cooperstown NY 13326
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/5/2018	\$0	314 - Rural vac<10	Land Only	Iversen, Robert W	No	No	Yes	2025/3276
11/26/2004	\$150,000	314 - Rural vac<10	Land Only	Glimmerglen Hills Inc	Yes	Yes	No	1068/158

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
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Land Types

Type	Size
Undeveloped	3.00 acres
Residual	1.76 acres

Special Districts for 2025

Description	Units	Percent	Type	Value
FD315-Otsego Fire Protect	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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