

## Listing #1



## L 40.10 Armstrong Rd, Cooperstown, NY 13326

List Price	<b>\$99,000</b> on 09/08/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11570356
Property Type	Vacant Land
County	Otsego
Township	Otsego
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$753
Tax ID	<a href="#">84.00-1-40.10</a>
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

A rare find in a sought-after Pierstown setting - this ±4.74-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
- 4.74 Acres
- 303 Frontage
- Map# 2467

### Exterior Features

- Survey
- Subdivision: Glimmerglenn Hills
- 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](mailto:info@ashleyconnorrealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.

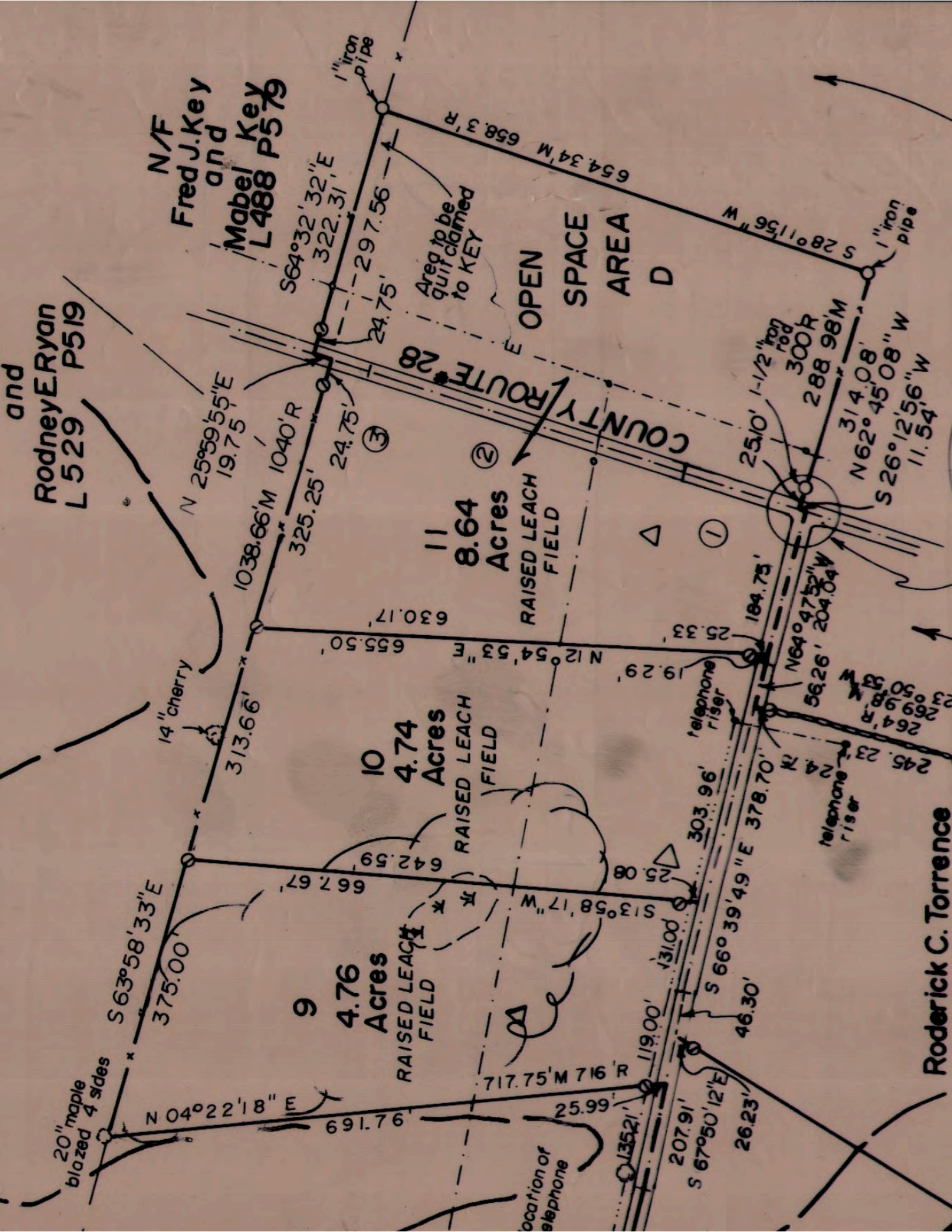


ROBERT  
IVERSEN

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'

N 25° 59' 55" E  
19.75'

1038.66' M 1040' R

24.75'

S 64° 32' 32" E  
322.31'

24.75'

654.34' M 658.3' R

297.56'

S 28° 11' 56" W 99.156'

25.10' 1-1/2" iron rod

300' R

288.98' M

314.08'

N 62° 45' 08" W

S 26° 12' 56" W

11.54'

N 12° 54' 53" E

655.50'

25.33'

184.75'

N 64° 47' 52" W

204.04'

269.98' R

264' R

23° 50' 35" R

303.96'

S 66° 39' 49" E

378.70'

245.23'

N 24' R

119.00'

S 67° 50' 12" E

207.91'

26.23'

13521'

131.00'

46.30'

717.75' M 716' R

25.99'



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

*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	365089
	<b>Tax Map ID #:</b>	84.00-1-40.10
	<b>Account Number:</b>	243690
	<b>Property Class:</b>	314 - Rural vac<10
	<b>Site:</b>	RES 1
	<b>In Ag. District:</b>	Yes (1)
	<b>Site Property Class:</b>	314 - Rural vac<10
	<b>Zoning Code:</b>	01 - general
	<b>Neighborhood Code:</b>	05180 - RURAL COPSTWN
	<b>School District:</b>	Cooperstown
	<b>Total Assessment:</b>	2025 - \$43,700
<b>Total Acreage/Size:</b>	4.74	
<b>Land Assessment:</b>	2025 - \$43,700	
<b>Full Market Value:</b>	2025 - \$62,429	
<b>Equalization Rate:</b>	----	
<b>Deed Book:</b>	2025	
<b>Grid East:</b>	339430	
	<b>Property Desc:</b>	FM 2467
	<b>Deed Page:</b>	3276
	<b>Grid North:</b>	1001370

## Area

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

## Structure

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

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## 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

<b>Sale Date</b>	<b>Price</b>	<b>Property Class</b>	<b>Sale Type</b>	<b>Prior Owner</b>	<b>Value Usable</b>	<b>Arms Length</b>	<b>Add. Parcels</b>	<b>Deed Book and Page</b>
11/5/2018	\$0	314 - Rural vac<10	Land Only	Iversen, Robert	No	No	Yes	2025/3276

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## Utilities

<b>Sewer Type:</b>	None	<b>Water Supply:</b>	None
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

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## Improvements

<b>Structure</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>	<b>Year</b>
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## Land Types

<b>Type</b>	<b>Size</b>
Undeveloped	3.00 acres
Residual	1.74 acres

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## Special Districts for 2025

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
FD315-Otsego Fire Protect	0	0%		0

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## Exemptions

<b>Year</b>	<b>Description</b>	<b>Amount</b>	<b>Exempt %</b>	<b>Start Yr</b>	<b>End Yr</b>	<b>V Flag</b>	<b>H Code</b>	<b>Own %</b>
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