

Listing #1



L 9-11 Armstrong Rd & Co Hwy 28, Cooperstown, NY 13326

List Price	\$275,000 on 09/08/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11570096
Property Type	Vacant Land
County	Otsego
Township	Otsego
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$2,638
Tax ID	84.00-1-40.09, 40.10, 40.11
FEMA Flood Map	fema.gov/portal

A rare find in a sought-after Pierstown setting - these three neighboring countryside lots present a rare opportunity just a few miles from Cooperstown and Otsego Lake. Ranging from 4.74 to 8.64 acres offering open meadows, woodland edges, and an open space area in the Otsego Land Trust. 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. Each lot is available for \$99,000, with the option to purchase all three together 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

- 3 Lots
- 18.14 Acres
- 1373 Frontage
- Map# FM 2467

Exterior Features

- Survey
- Subdivision: Glimmerghen 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.



IVERSEN

IVERSEN

Armstrong Rd

County Hwy 28





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

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	365089
	Tax Map ID #:	84.00-1-40.10
	Account Number:	243690
	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 - \$43,700
Total Acreage/Size:	4.74	
Land Assessment:	2025 - \$43,700	
Full Market Value:	2025 - \$62,429	
Equalization Rate:	----	
Deed Book:	2025	
Grid East:	339430	
	Property Desc:	FM 2467
	Deed Page:	3276
	Grid North:	1001370

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

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Sales

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

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	1.74 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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Property Description Report For: County Highway 28, Municipality of Town of Otsego

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 365089
Tax Map ID #: 84.00-1-40.11
Account Number: 243790
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 - \$65,600
Property Desc: FM 2467
Deed Page: 3276
Grid North: 1001289

Total Acreage/Size: 8.64
Land Assessment: 2025 - \$65,600
Full Market Value: 2025 - \$93,714
Equalization Rate: ----
Deed Book: 2025
Grid East: 339910

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:			

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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	5.64 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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