



<https://gristmillrealestate.com>

\$199,000

Calling all developers, investors and home builders! Over 45 acres of mostly flat, forested land straddling both Greene and Albany counties. Built-in privacy for a single home, or development potential for multiple residences with generous acreage. Choose from woodlands or a potential bucolic farmland view with the Catskill mountains beyond. There's beautiful land on either side of a long ravine, the topper-most flat area has a rough-in road with potential building sites which could be opened to the view of the old farm with the mountain peaks beyond. The other side of the ravine has multiple roads with space for several houses. This largely flat, forested land is accessible from either county, with access points just around the corner from each other. The property encompasses three parcels, two 7 acre parcels in Greene Co. and one 30+ acre parcel in Albany Co. Note there is an existing, uninhabitable structure on the property with a well and septic of unknown condition. Vehicles and other large items on the property will be the buyers responsibility to dispose of.

Addendum: The 3 SBL #'s are 3.00-1-15.2 (7 acres) and 3.00-1-15.1 (7 acres) in Greene Co., and 176.-2-9 (31.5 acres) in Albany Co. Total acreage for sale is 45.5 acres.

MLS ID: 20222627

Status Category: Active

Acreage: 45.5

Date added: Added 1 year ago

Listing Category: Lots/land

Zone: 01

Type: [Residential](#)

UTILITIES

Water: Drilled Well

Sewer: Septic-ingr.

Electricity: On-site

EXTERIOR FEATURES

Other Buildings: Mobile Home

Lot Dimensions: See Remarks

Lot/Site: Rural

Views: Meadow, Mountain, Valley

Lot: 15.2

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Greenville

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent First Name: Mark

Agent 2 First Name: Laurie

Office 2 Name: Bhhs Hudson Valley Prop-wdst

Agent Last Name: Kanter

Agent 2 Last Name: Osmond



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

