



**\$199,000**

<https://gristmillrealestate.com>

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 2 years 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

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