



GARDINER
US-44 & State Rte 55, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$1,000,000

Preserve this historically significant majestic rolling farmland + orchard. This is a rare opportunity to create your personal oasis or family compound at Moonshine Ridge, 63 acres nestled in the shadow of the Shawangunk Mountains located in the charming town of Gardiner, NY. With amazing mountain views, easy access to many of the wonders of the Hudson Valley, the Wallkill Valley Rail Trail, and close proximity to NYC, this opportunity is not to be missed! The owners of the land have been farming the land for three generations, having purchased it from one of the original Huguenot Families that settled in the region. The Clarkes Family Farm has been hosting a family favorite of pick your own apples, peaches, and pumpkins - and will continue to do so on the land adjacent to Moonshine Ridge. Moonshine Ridge is perfectly situated for wine and food enthusiasts, it is literally on the Shawangunk Wine Trail, surrounded by farms of all types, and just minutes away from Wildflower Auberge, a new resort getting international attention, not least for its restaurant Clay. Hiking, biking, kayaking, and climbing lovers are within eyesight of the Shawangunk ridge! And for those seeking some culture and city vibes, New Paltz, Newburgh, Kingston, Poughkeepsie, and Beacon are all within a half hour drive. This bucolic lot is only 80 miles to NYC, 8 miles to the NYS Thruway (exit 18 New Paltz) and convenient to the Mid-Hudson Bridge, and Stewart Int'l Airport. This property is zoned for New Paltz schools. Located off Route 44/55 in Gardiner NY, just East of Route 208. Moonshine Ridge is also town approved for an 18 lot cluster subdivision. 35 acres will be preserved as open space including a wooded area encompassing a unique geological feature called a Kettle Bush Bog, which is home to "the bog turtle". The space is to be enjoyed by the home owners and future use to be determined by the association on the exact plans. Engineering for road, septic and storm water management included in the approved plans. Buyer to confirm all pertinent information including square footage, property taxes, short term rental regulations, etc.

MLS ID: 20230943

Status Category: Active

Zone: Ra

Type: [Residential](#)

Listing Category: Lots/land

Status Detail: 2

Acreage: 63

Date added: Added 11 months ago

EXTERIOR FEATURES

Lot Dimensions: 63 Acres

Lot: 3

LOCATION DETAILS

Area/Town: Gardiner

County: Ulster County

School District: Newplatz

LISTED BY

Office Name: Compass Greater Ny, Llc

Agent First Name: Diana

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