

https://gristmillrealestate.com

\$399,000

In the same family for over 80 years. Last time it was on the market the asking price was \$2,500 and it included the farm house and barns! Gorgeous rolling land complete with Blue Stone rock outcrops and stone walls that seem to go on forever. Numerous building spots are available along the half mile of road frontage this lot offers. Some old woods roads and multiple flagged walking loops will help you to explore this beauty. Take your time and drink it all in. Keep a look out for a nice arrowhead! Looks like some really nice views are possible in the winter from the high ridges looking west towards Sam's Point. **Addendum:** It was once known as the Locust Lawn Farm and said to have 30 acres of tillable loam soil, 20 acres of woods and 10 acres of pasture. At that time there were over 1,100 grape vines and an orchard of apple, peach, pear and cherry trees. Diverse land with a rugged charm full of old trails and good memories. Pockets of federal and state wetlands add character and support the local wildlife. Large pieces of Bluestone dot the landscape and a variety of hardwood trees provide a shaded canopy. This beauty needs a new steward for the next 80 years! Perfect for the family compound or minor subdivision.

MLS ID: 20232676 Status Category: Active Zone: Res 1 Type: <u>Residential</u> Improvements: Rough Graded

UTILITIES

Electricity: On-site, To Be Decided

EXTERIOR FEATURES

Road Frontage: Paved, Town Water Features: Pond Site, Seasonal, Stream Lot Dimensions: 60.8 Acres

Lot: 23.10

LOCATION DETAILS

Area/Town: Lloyd County: Ulster County Listing Category: Lots/land Status Detail: 4 Acreage: 60.8 Water Features: Wetlands Date added: Added 2 years ago

Utilities: Cable Available, Electric Available

Views: Mountain, Seasonal, Valley View Description: Mountain, Canyon/valley Lot Description: Rock Outcrop, Secluded, Slope-gently, Slopemoderate, Slope-steeply, Sub Dividable, Wetland, Wooded Lot/Site: Rural

School District: Highlandcentral Location: Rural

LISTED BY

Office Name: Coldwell Banker Village Greenn Agent Last Name: Stalnaker Agent First Name: Bruce

Contact us Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

