



SULLIVAN
321 DeBruce Rd, Livingston Manor, NY 12758

<https://gristmillrealestate.com>

\$399,000

This is simply an exceptional property, where open meadows ringed by stonewalls and deciduous trees, breathtaking mountain views and enchanting woodland are made accessible via a sprawling network of old farm roads. It has a robust history of successful deer hunting, if that's your thing, and the old (not charming old) "hunting cabin" which is certainly a tear down, stands as a testament to this. The survey indicates there are at least two springs on the property, and in the very far corners a stream crosses the boundary, but the real appeal here is the variety of delightful clearings that terrace the property, and the jaw-dropping views. The further in you explore, greater the panorama. The first .3 mile of the old farm road access is steep and washed out, so it's very rocky, and does not currently accommodate cars, FYI. There is also a level patch of land with a concrete pad easily accessed via its own entrance from DeBruce Rd., that until recently had a mobile home on it. Acreage is listed as +/- 101.07 as per recent survey

MLS ID: 20232853

Status Category: Pending

Acreage: 101.07

Date added: Added 6 months ago

Listing Category: Lots/land

Zone: Rc

Type: [Residential](#)

UTILITIES

Water: Spring

Utilities: Electric Available, Cable Available

EXTERIOR FEATURES

Other Buildings: Shed

Views: Meadow, Mountain

Lot Dimensions: 101.07

Lot: 22

Road Frontage: Town

View Description: Mountain, Panoramic

Lot Description: Level, Meadow, Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Sub Dividable, Wooded

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Sullivan

Location: Rural

County: Sullivan County

LISTED BY

Office Name: Country House Realty, Inc.

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Contact us

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