

https://gristmillrealestate.com

\$125,000

15 acres of classified prime farmland bounded on one side by the Mombaccus Creek, more than 1000 feet of frontage along the scenic Boice Mill Road and about 140 feet on Route 209. There are nearly two acres of high ground for house or barn structure with beautiful views of the Shawangunk Ridge. The land is zoned AG-3, but also enjoys a good portion within the Business District. The historic Brick House, MLS 20232620, shares boundaries with this land, possibly creating a 20-acre estate if purchased together. All offers considered.

Addendum: Buyer should consult an engineer about whether the high ground could support a septic system for a house site.

MLS ID: 20240230 Status Category: Active Acreage: 15 Date added: Added 1 year ago

UTILITIES

Electricity: Within 1/4 Mile

EXTERIOR FEATURES

Road Frontage: State Road, Town Water Features: Creek View Description: Mountain Lot Description: Corner Lot, Flood Plain, Meadow, Slopegently Lot/Site: Rural

LOCATION DETAILS

Area/Town: Rochester County: Ulster County School District: Rondout Valley Schools

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

Agent First Name: Deborah

Listing Category: Lots/land Zone: Ag-3 And B Type: <u>Agricultural</u>

Water Ways: Mombaccus Crk Lot Dimensions: 15 Ac. Lot: 39.11

Views: Mountain

Agent Last Name: Medenbach



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

