



ROCHESTER
Boice Mill Rd, Kerhonkson, NY 12446

<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 8 months ago

Listing Category: Lots/land

Zone: Ag-3 And B

Type: [Agricultural](#)

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, Slope-gently

Lot/Site: Rural

Views: Mountain

Water Ways: Mombaccus Crk

Lot Dimensions: 15 Ac.

Lot: 39.11

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



Contact us

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