



**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 11 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**

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

Email: [gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address: 265 Main St, Saugerties, NY 12477

