

LLOYD

Listing Category: Lots/land

Date added: Added 1 year ago

N Elting Corners Rd, Lloyd, NY 12528

\$159,000

https://gristmillrealestate.com

Thirty plus acres of raw land offering 2 or 3 choice home sites well back off of the town road with wonderful privacy. The acreage backs up to the Swarte Kill Creek and what I call the Black Creek Swamp. Federal and state wetlands on site and on two sides of the lot and they are wonderful neighbors! Your other neighbors are deer, turkey, beavers and fox. Build in the back of the lot on the highest point and look out across the open wetlands. The bird traffic will be impressive! You will feel isolated here yet the NYS Thruway is 5 mins away and Rt 299 / Lowes even less! Marked trails here to make it easy to explore.

Addendum: Don't be too guick to judge this lot. Walk in on the old woods road and then walk the marked trails to the back of the lot. Very young forest here and it's gone from mostly field to mostly forest in the last 50 plus years under this present owner. I'd say half of the lot is wetland and buffer area. A small pond like area in the back is an old gravel guarry. Soils in the building area look to be great. Gravelly Silt Loam! Room for multiple homes off of one main driveway / cul de sac.

Zone: R-1

Type: Residential

MLS ID: 20240319

Status Category: Pending

Acreage: 30.1

Improvements: Drive, Rough Graded

UTILITIES

Lot: 28

Water: Dug Well Electricity: On-site, To Be Decided

Utilities: Cable Available, Electric Available

EXTERIOR FEATURES

Lot Dimensions: 30 Plus Acres

Road Frontage: City Street, Paved Views: On-site Clear, Water

Waterfront: Walk To. Access Water Features: Creek, Water Access

Lot Description: Level, Meadow, Private, Secluded, Slope-

gently, Sub Dividable, Wetland, Wooded

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Lloyd **School District:** Highland Central Schools

County: Ulster County Location: Rural

LISTED BY

Office Name: Coldwell Banker Village Greenn

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