



LLOYD
N Elting Corners Rd, Lloyd, NY 12528

<https://gristmillrealestate.com>

\$159,000

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 quick 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 quarry. Soils in the building area look to be great. Gravelly Silt Loam! Room for multiple homes off of one main driveway / cul de sac.

MLS ID: 20240319

Status Category: Pending

Acreage: 30.1

Improvements: Drive, Rough Graded

UTILITIES

Water: Dug Well

Utilities: Cable Available, Electric Available

EXTERIOR FEATURES

Road Frontage: City Street, Paved

Waterfront: Walk To, Access

Lot Dimensions: 30 Plus Acres

Lot: 28

LOCATION DETAILS

Area/Town: Lloyd

County: Ulster County

Listing Category: Lots/land

Zone: R-1

Type: [Residential](#)

Date added: Added 11 months ago

Electricity: On-site, To Be Decided

Views: On-site Clear, Water

Water Features: Creek, Water Access

Lot Description: Level, Meadow, Private, Secluded, Slope-gently, Sub Dividable, Wetland, Wooded

Lot/Site: Rural

School District: Highland Central Schools

Location: Rural

LISTED BY

Office Name: Coldwell Banker Village Greenn

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Contact us

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