



GREENE
1 W Settlement Rd #6, Roxbury, NY 12474

<https://gristmillrealestate.com>

\$800,000

See this stunning 72.47 acres of private pristine land in the beautiful Catskill Mountains just under 3 hours from NYC. This subdividable parcel is dressed with fieldstone walls, 2 ponds and the W. Settlement Creek. Valley, mountain and pond views can be expanded with clearing. A modern metal pole barn 40 ft x 72ft sits near the middle of the parcel. This 2,880 building on a slab has 16 ft ceilings, extensive windows and 3 sets of overhead doors. This is easily accessed via the private road/driveway. Previously the pole barn served horses. The property is sold "as is". Ski centers are within 20 minutes.

MLS ID: 20240400

Status Category: Active

Acreage: 72.47

Type: [Residential](#)

Improvements: Rough Graded

Listing Category: Lots/land

Zone: Res

Timber %: 60

Water Features: Beaver Pond, Brook, Spring

Date added: Added 10 months ago

UTILITIES

Electricity: Within 1/4 Mile

Utilities: None/unknown

EXTERIOR FEATURES

Other Buildings: Barn, Other/see Remarks

Views: Meadow, Mountain, On-site Clear, Valley, Water

Water Features: Stream

View Description: Mountain

Lot Description: Additional Land Available, Adjacent To State Land, Flood Plain, Level, Meadow, Pond, Private, Slope-gently, Slope-moderate, Sub Dividable, Wetland, Wooded, Other/see Remarks

Lot/Site: Rural

Road Frontage: County Road

Waterfront: Pond

Water Frontage: Extensive Frontage

Lot Dimensions: 72.47ac

Lot: 38

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Margaretville Central Schools

Location: Park

LISTED BY

Office Name: Win Morrison Realty

Agent Last Name: St John

Agent First Name: William



Contact us

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