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\$800,000

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

MLS ID: 20240400 Status Category: Active Acreage: 72.47 Type: <u>Residential</u> Improvements: Rough Graded

UTILITIES

Electricity: Within 1/4 Mile

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 **Lot:** 38 Land, Flood Plain, Level, Meadow, Pond, Private, Slope-gently, Slope-moderate, Sub Dividable, Wetland, Wooded, Other/see Remarks

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Greene County: Greene County Listing Category: Lots/land Zone: Res Timber %: 60 Water Features: Beaver Pond, Brook, Sprng Date added: Added 1 year ago

Utilities: None/unknown

Road Frontage: County Road Waterfront: Pond Water Frontage: Extensive Frontage Lot Dimensions: 72.47ac

School District: Margaretville Central Schools Location: Park

LISTED BY Office Name: Win Morrison Realty Agent Last Name: St John



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