



LLOYD
2 Lily Lake Rd, Highland, NY 12528

<https://gristmillrealestate.com>

\$399,000

In the same family for over 80 years. Last time it was on the market the asking price was \$2,500 and it included the farm house and barns! Gorgeous rolling land complete with Blue Stone rock outcrops and stone walls that seem to go on forever. Numerous building spots are available along the half mile of road frontage this lot offers. Some old woods roads and multiple flagged walking loops will help you to explore this beauty. Take your time and drink it all in. Keep a look out for a nice arrowhead! Looks like some really nice views are possible in the winter from the high ridges looking west towards Sam's Point.

Addendum: It was once known as the Locust Lawn Farm and said to have 30 acres of tillable loam soil, 20 acres of woods and 10 acres of pasture. At that time there were over 1,100 grape vines and an orchard of apple, peach, pear and cherry trees. Diverse land with a rugged charm full of old trails and good memories. Pockets of federal and state wetlands add character and support the local wildlife. Large pieces of Bluestone dot the landscape and a variety of hardwood trees provide a shaded canopy. This beauty needs a new steward for the next 80 years! Perfect for the family compound or minor subdivision.

MLS ID: 20240611

Status Category: Pending

Acreage: 60.8

Water Features: Wetlands

Date added: Added 6 months ago

Listing Category: Lots/land

Zone: Res 1

Type: [Residential](#)

Improvements: Rough Graded

UTILITIES

Electricity: On-site, To Be Decided

Utilities: Cable Available, Electric Available

EXTERIOR FEATURES

Road Frontage: Paved, Town

Water Features: Pond Site, Seasonal, Stream

Lot Dimensions: 60.8 Acres

Lot: 23.10

Views: Mountain, Seasonal, Valley

View Description: Mountain, Canyon/valley

Lot Description: Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Sub Dividable, Wetland, Wooded

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Lloyd

Location: Rural

School District: Highlandcentral

LISTED BY

Office Name: Coldwell Banker Village Greenn

Agent Last Name: Stalnaker

Agent First Name: Bruce



Contact us

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