



**SULLIVAN**  
36 Church Rd, Mountain Dale, NY 12763

<https://gristmillrealestate.com>

**\$89,000**

Nestled in the serene landscapes of Sullivan County, this expansive 10-acre wooded lot offers a rare opportunity for those seeking a peaceful retreat or a chance to create their dream home. With 408 feet of road frontage, this picturesque property presents an ideal canvas for building, blending easy access with the privacy afforded by its lush woodland surroundings. Whether you envision a cozy cabin, a spacious family residence, or a secluded getaway, the natural beauty of this land provides the perfect backdrop. This lot not only promises the tranquility of rural living but also places you within reach of Sullivan County's vibrant communities, outdoor activities, and scenic beauty. An investment in this property is not just an acquisition of land; it's the first step towards bringing your dream of countryside living to life. Located in the Town of Fallsburg, in the hamlet of Mountain Dale. Minutes away from casinos, waterpark, shopping, and some of Sullivan Counties best restaurants.

**MLS ID:** 20240640

**Status Category:** Active

**Acreage:** 10.04

**Date added:** Added 1 year ago

**Listing Category:** Lots/land

**Zone:** Rural Vac

**Type:** [Residential](#)

## EXTERIOR FEATURES

**Lot Dimensions:** 10

**Lot:** 24

## LOCATION DETAILS

**Area/Town:** Sullivan

**County:** Sullivan County

**School District:** Fallsburg Central Schools

## LISTED BY

**Office Name:** Coldwell Banker Village Greenn

**Agent Last Name:** Brooks

**Agent First Name:** Philip



### Contact us

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