



DELAWARE
164 Ray Cottone Rd, Roxbury, NY 12474

<https://gristmillrealestate.com>

\$1,156,000

RARE OPPORTUNITY - 289 acre parcel in the Schultis Mountain basin with EXTREMELY RARE AND LARGE ARTESIAN SPRINGS sourcing a PRIVATE stream that flows the length of the interior of the property, eventually flowing into the Schoharie Reservoir. The magnitude of the springs are not only very rare, but also highly coveted, offering an endless supply of naturally filtered water that bubbles up from the earth's aquifers. This remote property boasts over 4000 feet of town maintained road frontage, gently sloped and flat terrain with a blend of open meadows and wooded areas. There is a logging road that traverses almost the length of the property parallel to the stream. Property is currently in a forestry conservation easement which insures healthy and sustainable forestry management as well as tax savings. Since 1925, the Cottone Family farm preserved the pristine beauty of this land, holding it until 2009. Close to all area attractions including 4 ski resorts, golf, hiking, kayaking, farm markets & more. 2.5 hours from the George Washington Bridge. YOUR CATSKILL DREAM AWAITS!

MLS ID: 20240649

Status Category: Active

Acreage: 289

Water Features: Artesian Spring

Listing Category: Lots/land

Zone: 920

Type: [Other](#)

Date added: Added 9 months ago

UTILITIES

Water: Artesian, Spring

Utilities: Electric Available

EXTERIOR FEATURES

Road Frontage: Town

Water Features: Brook, Water Fall

Lot Dimensions: 289 Acres

Lot: 1

Views: Meadow, Mountain, Seasonal

Water Frontage: Mile Long Stream

Lot Description: Sub Dividable, Wooded

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Delaware

School District: Roxbury Central Schools

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Margaret

Office 2 Name: The Catskill Dream Team

Agent Last Name: Bellar

Agent 2 First Name: Katherine

Agent 2 Last Name: Keys



Contact us

Phone: (845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901
Email: gristmill@gristmillrealestate.com
Address: 265 Main St, Saugerties, NY 12477

