

You are welcome to walk the property at your convenience.

Enter **44 Ferguson Rd Wurtsboro, NY** into your GPS. This is my neighbor across the street ( see Map below). I have placed orange streamers in the trees at the road showing the approximate right and left borders and have a large For Sale sign (888) LAND-005 on the parcel. Feel free to contact me if you have any questions.

Regards,

Bruce

(917) 741-1207

[www.CheapUSland.com](http://www.CheapUSland.com)





**Welcome to "Shangri La"**

**Shangri La: A land of peace, beauty and perpetual youth,  
where everything is pleasant and where life approaches  
perfection**





**FOR SALE**

**3.9 Bountiful Acres on newly paved Ferguson Road**

**Mamakating / Wurtsboro, NY**

**Sullivan County**

**Surrounded by Wurtsboro Ridge State Forest  
on three (3) sides - Cascading  
streams/waterfalls - Abundance of wildlife -  
Electric at road - Easy drive on access**



**Under 2 hrs/NYC!**

**ONLY \$24,900!!!**

Being offered are 3.9 bountiful acres, surrounded on three (3) sides by 1000 acre Wurtsboro Ridge State Forest. For easy access, the property boasts over 215 ft of frontage on newly paved Ferguson Rd in Mamakating/Wurtsboro in Sullivan County and is located under 2 hrs/NYC. Truly a nature lovers and hunters paradise. Only a short walk to Roosa State Forest, and mins to Sullivan County Airport, Monticello Racetrack, Bethel Woods and the future 'Resorts World Casino.

The parcel varies in terrain from level to rolling hills and is moderately wooded. There are many cascading streams and mini waterfalls throughout, attracting an abundance of wildlife. Electric is at the road. Zoned BR - permitted uses include 1-family home (stick or modular), Bed and Breakfast, stable, home occupation and Hobby farm. Sorry no RVs or mobiles.

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**Only \$24,900 cash!**

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**Only \$26,900 with owner financing**

**(\$7,000 down and \$ 495 per month for 4 years)**

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#### **Property Specs:**

- 3.9 bountiful acres
- Located in Mamakating/Wurtsboro, NY, Sullivan County
- Surrounded by Wurtsboro Ridge State Forest on three (3) sides and a short walk to Roosa State Forest
- Nature lovers and hunters paradise
- 215 ft of road frontage on newly paved Ferguson Rd
- Varying terrain from level to rolling hills
- Moderately wooded throughout.
- Cascading streams and mini waterfalls adorns the property
- Electric at the road
- Easy drive on access

- Taxes only \$1,100 per year combined school & general
- Enjoy hunting, fishing, x-country skiing, biking, hiking & camping at nearby [Wurtsboro Ridge State Forest](#), [Roosa Gap State Forest](#), [Shawangunk Ridge State Forest](#) and [Minnewaska State Park Preserve](#)
- Zoned for single family homes (stick or modular), Hobby farm, Bed & Breakfast, home occupation and stable
- Mins from Sullivan County Airport, [Tarry Bray Golf Course](#), [Bethel Woods Center for the Arts](#), Monticello Racetrack & Casino & the future [Resorts World Casino](#).
- SBL # 21.a-4-1
- GPS coordinates [41.60851 -74.42703](#)
- Fair Market value \$28k.
- Under 2hrs/NYC

For more Info:

**Call Bruce Toll-Free (888) LAND-005**

**Or visit our website at [www.CheapUSland.com](http://www.CheapUSland.com)**

**Or check us out at: [www.BuyAlotForAlittle.com](http://www.BuyAlotForAlittle.com)**

**Or check out the video at: <https://youtu.be/YsXP3rJJ1mw>**

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