

You are welcome to walk the property at your convenience.

Enter **265 Spook Hole Rd, Ellenville NY** into your GPS. This is my neighbor to the right (see map below)

I have placed orange streamers at the road showing the approx right and left borders and have a large For Sale sign (888) Land-005 on the property.

Feel free to call me if you have any questions.

Thanks for looking.

Bruce

(917) 741-1207

www.CheapUSland.com



"Happy Trails" to you.



FOR SALE

3.9 ACRES of

"HAPPY TRAILS"

Ellenville/Wawarsing, NY Sullivan County

Level woods & an abundance of wildlife



**Walk to 100s of acres of DEC
Recreational/Hunting land.**

Mins to Vernooy Kill State Forest, Rondout Reservoir, Sundance Wild Forest, Witches Hole State Forest

**Abundance of wildlife - Electric at road -
Easy drive on access**

Only 2 hrs/NYC!

ONLY \$14,900!!!

This unique 3.9 acre property is only feet away from 100s of acres of DEC recreational/hunting land. The property is level, moderately wooded, offering over 200 ft of frontage on well maintained Spook Hole Rd. It is only mins from

Vernooy Kill State Forest, Rondout Reservoir, Sundance Wild Forest, Witches Hole State Forest and 2 hrs/NYC.

You will find electric at the road and easy drive-on access. Walking trails run through out the property with country stone walls bordering the property. You'll find an abundance of wildlife adding to the natural beauty of this property.

Only \$14,900 cash!

Only \$16,900 with owner financing

(\$5,000 down and \$378 per month for 3 years)

Property Specs:

- **3.9 acres of private "Happy Trails"**
- **Located in Ellenville/Wawarsing, NY, Ulster County**
- **Walk only feet from 100s of acres of DEC Recreational/Hunting land.**



- **RVs permitted up to 30 days at a time**
- **Nature lovers and hunters paradise**
- **Over 200 ft of road frontage on well maintained Spook Hole Rd**
- **Parcel is level, moderately wooded with walking trails through out**
- **Electric at property line**
- **Easy drive on access**
- **Taxes only \$750 per year combined school & general**

- Enjoy hunting, fishing, x-country skiing, biking, hiking & camping at nearby [Vernooy Kill State Forest](#), [Rondout Reservoir](#), [Sundance Wild Forest](#), [Witches Hole State Forest](#)
- Zoned for single family homes (stick or modular), Hobby farm, Bed & Breakfast, home occupation and stable
- Only 2 hrs/NYC
- SBL # 74.2-2-5
- GPS coordinates [41.787844, -74.453018](#)
- Fair Market value \$21k.
- Only 2hrs/NYC
- **For address, map and more info** [Click Here](#)

For more Info:

Call Bruce Toll-Free (888) LAND-005

Or visit our website at www.CheapUSland.com

Or check us out at: www.BuyALotForALittle.com

Or check out the video at: <https://youtu.be/aTLjKf789iw>

• **DISCLAIMER:** The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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