

You are welcome to walk the property at your convenience. The property is on Glen Wild Road in Woodridge, NY 12789. The municipality is Fallsburg.

Enter **963 Glen Wild Road, Woodridge, NY 12789** into your GPS. This is my neighbor two (2) parcels to the left (see map below). I've placed orange streamers in the trees at the road showing the approximate right and left borders and large For Sale sign, (888) LAND-005, on the property.

The property is zoned REC1 (low density residential). I have attached a copy of the permitted uses, minimum lot size and setbacks as well as the survey map. The Town of Fallsburg Code enforcement agents are **Mollie Messenger or Georger Sarvis (845) 434-8811**.

Feel free to contact me if you have any questions.

Thanks,

Bruce

(917) 741-1207

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





## **"The Woodlands" of Woodridge**



**FOR SALE**



**Six (6) Prime Acres on well maintained  
country road**

**Woodridge / Fallsburg, NY**

**Sullivan County**

**Partially level w/ gently rolling terrain  
Moderately wooded - Electric on site - Stone  
walls - Unique rock cropping - RVs OK !**



**Under 2 hrs/NYC!**

**ONLY \$20,900!!!**

Enjoy sweet country living with this six (6) prime acre property located on well maintained Glen Wild Rd, in the Village of Woodridge NY, in the Town of Fallsburg. Situated with over 200 ft of frontage on well maintained Glen Wild Road, the property is under 2 hrs/NYC and mins from Sullivan County Airport, Monticello Racetrack, Bethel Woods and the future "Resorts World Casino".

The parcel is partially level with gently rolling terrain and is moderately wooded. Electric is on the property. Authentic country stone walls and unique rock croppings grace the property. Permitted uses include 1-family home, daycare, agriculture, hunting and fishing cabins (600 sf min), house of worship, greenhouse, home occupation, religious retreat & B&B. RVs permitted!

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**Only \$20,900 cash!**

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**Only \$22,900 with owner financing**

**(\$6,900 down and \$ 398 per month for 4 years)**

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**Property Specs:**

- 6 prime country acres
- Located in the Woodridge, NY(Town of Fallsburg), Sullivan County

- 203 ft of road frontage on town maintained Glen Wild.



- Partially level, with gently rolling terrain
- Moderately wooded.
- Electric on property
- Stone walls and unique rock croppings throughout
- Taxes only \$1,200 per year
- Enjoy hunting, fishing, x-country skiing, biking, hiking & camping at nearby [Shawangunk Ridge State Forest](#) , [Wolf Brook Multi-Use Area](#) , Silver Lake, Witches Hole State Forest & [Roosa Gap State Forest](#)
- Zoned for single family homes, agriculture, bed & breakfast, home occupation, day care, hunting/fishing cabin, greenhouse, religious retreat, house of worship, camping and more. RVs permitted!!!
- Mins from Sullivan County Airport, [Tarry Bray Golf Course](#), [Bethel Woods Center for the Arts](#), Monticello Racetrack & Casino & the future [Resorts World Casino](#).
- SBL # [58-1-31.23](#)
- GPS coordinates [41.687932, -74.570587](#)
- Fair Market value \$25k.
- 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/-JcTIlvg79Y>

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obtained through independent verification.



















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