

\$8,900,000 - 5246 Route 22, Amenia

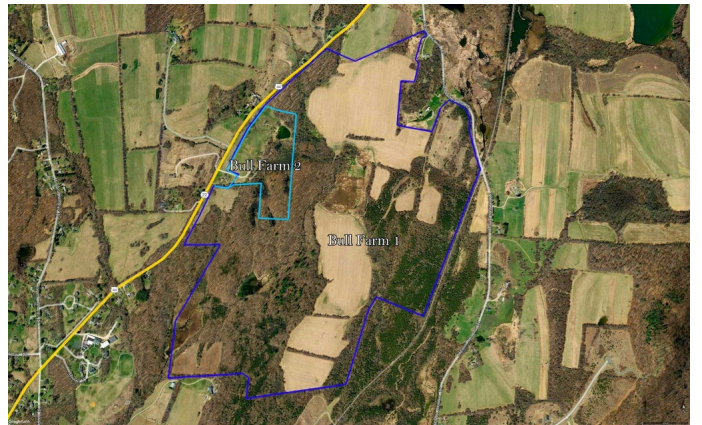
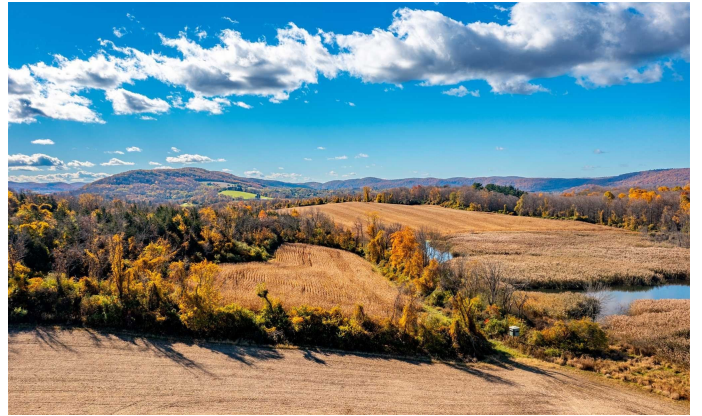
MLS® #389749

\$8,900,000

Bedroom, Bathroom,
Land on 422.43 Acres

NONE, Amenia, New York

Bull Farm combines two parcels totaling 422 exceptional acres. The gentle topography of rolling hills creates stunning views of the pastoral setting of the Harlem Valley. Blanketed by farmed fields & woodlands are endless possibilities to create your paradise. Astounding views in all directions. Access the 389 acre parcel from one of Amenia's most scenic byways, Sharon Station Rd. Access the working 33 acre horse farm from Route 22 with a barn, pastures & multiple outbuildings. The parcels offer multiple ponds, streams, well maintained trails, direct access to rail trail & productive land, perfect for organic farming, livestock, equestrian, recreational & sport. Your choice of multiple building sites boasting privacy, solitude & panoramic views from sunup to sundown. Come experience Amenia & the surrounding quaint towns of Millbrook & Millerton with fine dining, vineyards, cultural attractions & a host of outdoor activities. Minutes to Wassaic Metro North station & 2 hours to NYC. With current exemptions in place, taxes are \$12,599.86.



Essential Information

MLS® #	389749
Price	\$8,900,000
Acres	422.43
Type	Land
Sub-Type	Farm/Estate

Status ACTIVE

Community Information

Address 5246 Route 22
Area DUTCHESS COUNTY
Subdivision NONE
City Amenia
County Dutchess County
State New York
Zip Code 12501

Amenities

Utilities Cable, Electric
View Mountain, Panoramic
Is Waterfront Yes
Waterfront Access, Pond, Frontage, View

Exterior

Lot Description Views, Water Frontage, Wooded, Level, Privacy, Sloping

School Information

District Webutuck
Elementary Webutuck Elementary School
Middle Other
High Webutuck High School

Additional Information

Zoning RA
Taxes (total) \$32,441
School Tax \$20,410
Land Tax \$12,031

Listing Details

Listing Office MCGRATH REALTY INC. PW

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