

# ICONIC LOCATION



Consider the many possibilities along this iconic expanse of Sound Avenue, abutting development rights sold land on its southern border. Rare, 12.30 development rights intact (DRI) acres, 3 lots combined, ready-to-build, but currently leased and planted to sod with full agricultural tax exemption. Located within the Town of Riverhead's Ag Pro Zone and the North Fork of Long Island AVA, where residential and agricultural development meet and thrive, as evidenced throughout the District. Northville remains an active part of the North Fork's agricultural region, while Sound Avenue is the hub of the rural/farm corridor where everything farm-based connects. EXCLUSIVE. web#913766. \$2,795,000.

SUSAN BERKOSKI, Licensed Real Estate Salesperson | 631.655.4653 (c) | 631.298.0600 (o) | sberkoski@TCHamptons.com

**TOWN & COUNTRY**  
REAL ESTATE



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

GREENPORT

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# LIVE YOUR RURAL LIFE



Establish your agricultural business here. Church Lane's 59.50 acres will support the grandest agricultural plan. Development rights sold (DRS) acreage located at the northern edge of the Town of Riverhead's APZ District and within the North Fork of Long Island AVA, surrounded by a balanced, picture-perfect mix of country-comfort residences, wine estates, stables and an assortment of active farm-based businesses, as it has been for generations. Rare size and location, drilled well, with 1548 feet fronting on Church Lane. Easy access to Sound Avenue, north, and Main Road, south. EXCLUSIVE. web#913865. \$1,700,000.

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