

Real LI

Rich Cribs: A Riverhead tract with room to build

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You can have enough room — and the rights — to farm, live, work and build on (or all of the above) this 22.7-acre property in Riverhead, which is on the market for \$4 million.

The land has been used over the years for everything from agriculture to an airport.

Co-seller Carole Brush says development rights are intact. That's important because it means the sellers can sell all or a portion of the property and subdivide according to the needs of the buyers.

The land is the former site of Riverhead Air Park and has been used for potato farming, sod farming and an auto service station that still operates. It includes an eight-bedroom farmhouse, a four-bedroom Cape and a barn.

“The big house has been renovated. My husband’s grandfather built the house in 1853,” Brush says, referring to the farmhouse.

Listing agent Patrick Galway of Town & Country Real Estate says it is a legal two-family house. The barn, once used to store potatoes, now holds the owner’s car collection. “My husband loves to tinker,” says Brush. “He’s a man with a lot of toys.”

Galway says the location of the property makes it uniquely versatile. “The nice thing is that it’s between five and 10 minutes from the South Shore, close to the Hamptons, but on the North Fork,” he says. “We’ve had interest from polo clubs, interest from people looking to make a community for the elderly. We’ve had people interested in growing grapes there,” he says. “We’re at the top of wine country, so people who want to could sell cheese, wine, ice cream.”

The area is already a destination for buying treats — the property is across the street from Briermere Farms, a popular seller of pies and other goodies.

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