

# Public Detail with Addl Pics Report

Listings as of 10/03/17 at 3:23pm


<b>Active 05/07/17</b>	<b>Listing # 114817</b>	<b>5681 Route 22, Northeast, NY 12546 Map</b>	<b>Listing Price: \$4,660,000</b>
<b>Property Type</b>		Farm	
<b>Area</b>	Northeast		
<b>Beds</b>	7	<b>Approx Finished SqFt</b>	2907
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Lot Sq Ft (approx)</b>	20298960
<b>Year Built</b>	1888	<b>Lot Acres (approx)</b>	466.0000
<b>Tax Map ID</b>	7170-1-541773		
<b>DOM</b>	149		

School District Webutuck

**Directions** Start out going southeast on N Center St toward John St. 0.05 mi Turn right onto Main St/US-44 W. Taro's Ny Style Pizzeria is on the corner, 0.08 mi Turn left onto N Elm Ave/US-44 W/NY-22. Continue to follow Rte 22 for 1.8 miles, signs

**Marketing Remark** This listing is a a 466 +/- acre farm which has been surveyed and individually described in three parts. There are natural division lines by Rte. 22 and McGhee Hill Road. The sale of any individual parcel is subject to final T/O Northeast subdivision approval. This listing consists of a large 13 room Victorian as described with high ceilings, generous rooms, hard wood floors and classic Victorian detail inside and out. There is also a 2 BR 1 Bath cottage, an antique poast and beam barn with new roof and a large auction/concert barn being approximately 6160 sq. ft. the approximate 170 open acres is under crop lease and will be planted again this spring. Farmer of record will be allowed to remove their crops post title transfer if applicable. Approximately 300 acres is in old and new woods with access points and wood roads. The main house could be a very interesting Bed and Breakfast after renovation. We are also in process of investigating allowed uses for the Auctin barn..

<b>Special Conditions</b>	None/Unknown	<b>911 Address</b>	5681 Rte. 22
<b>Sign on Property</b>	Yes	<b>Ag District</b>	Yes
<b>Lot Size</b>	466.26	<b>Topography</b>	rolling and level
<b>% Wooded</b>	%64 (297 +/- wooded)	<b>% Cleared</b>	%36 (169+/- acres)
<b>Survey</b>	Yes	<b>Waterfront</b>	Yes (Stream and pond site)
<b>Zoning</b>	A3A	<b>Paved Street</b>	Yes
<b>Views</b>	Berkshire (foothills), Catskills, Country, Far Reaching, Farmland, Hilltop, Panoramic, Valley View	<b>Pond/Stream</b>	Yes (Stream)
<b>Flood Zone</b>	No	<b>Color</b>	white
<b>Construction</b>	Frame	<b>Style</b>	Victorian
<b>Green Features</b>	No	<b>Condition</b>	Fair
<b>Farm Type</b>	Filed crop (corn/hay)	<b>Insulation</b>	Old style
<b>Roof</b>	Asphalt	<b>Siding</b>	Clapboard, Shakes
<b># of Rooms</b>	13	<b>Possession</b>	At title tranfer
<b># of Fireplaces</b>	1	<b>Fireplace Type/Loc.</b>	Living Room
<b>Porch/Deck Options</b>	Porch/Deck (Covered wrap around)	<b>Windows</b>	Double Hung (old style original)
<b>Walls</b>	Paneling, Plaster	<b>Floors</b>	Hardwood
<b>Foundation</b>	Stone	<b>School Tax</b>	\$14493.00
<b>Town Tax</b>	\$7944.00	<b>Assessment</b>	\$1692400
<b>Assessors FulMrktVal</b>	\$1692400.00	<b>Tax Exemptions</b>	Yes (farm exemptions)
<b>Water</b>	Well	<b>Sewer</b>	Septic Tank
<b>Electric</b>	200 Amps	<b>Heat Type</b>	Oil, Hot Water
<b>Water Heater</b>	Electric		

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U.S. Patent 6,910,045

