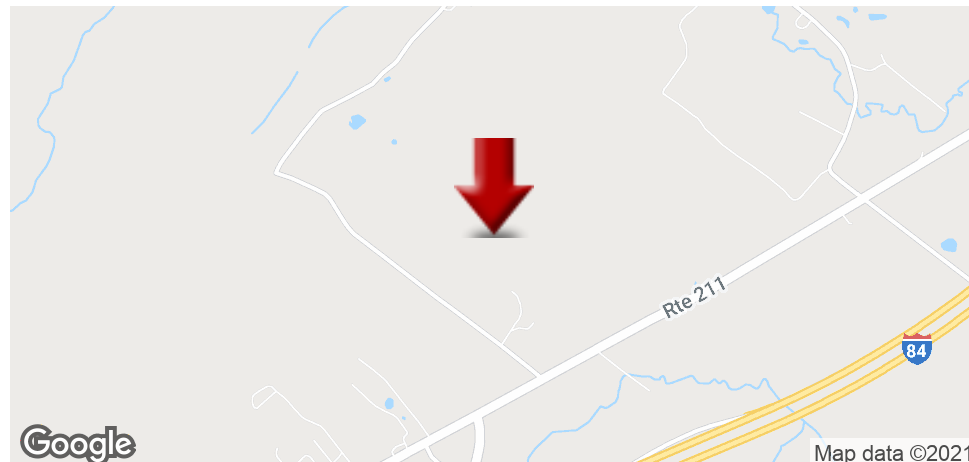


MODERN DAIRY FARM 60 MILES FROM NYC WITH SO MANY DIFFERENT USES FROM AG TOURISM TO WEDDING VENUE



40 Camp Orange Road, Middletown, NY 10941



OFFERING SUMMARY

SALE PRICE:	\$2,995,000
NUMBER OF UNITS:	4
LOT SIZE:	134 Acres
BUILDING SIZE:	25,000
ZONING:	RA
MARKET:	Middletown
SUBMARKET:	Montgomery
PRICE / SF:	\$119.80

PROPERTY OVERVIEW

Modern Freestall Barn Built in 2016
Great Farmhouse for bed and breakfast
Gorgeous open land on Route 211
Hospitality, Wedding Venue Farm Related Business, Ag Tourism, Winery Brewery, Subdivision Potential

PROPERTY HIGHLIGHTS

- Opportunity to own a modern dairy farm 60 minutes from NYC
- Views and quality open land
- 1700's Farmhouse in Good Condition would make great bed and breakfast
- Winery, Brewery, Ag Tourism
- Great Wedding Venue
- Subdivision Potential

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: 845.344.7170
jdistelburger@gmail.com

Each Office Independently Owned and Operated kwcommercial.com

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SPECIAL PURPOSE FOR SALE

LAND LAND LAND

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SPECIAL PURPOSE FOR SALE

FLAT LEVEL LAND AND HOUSE ON THE HILL WITH VIEWS

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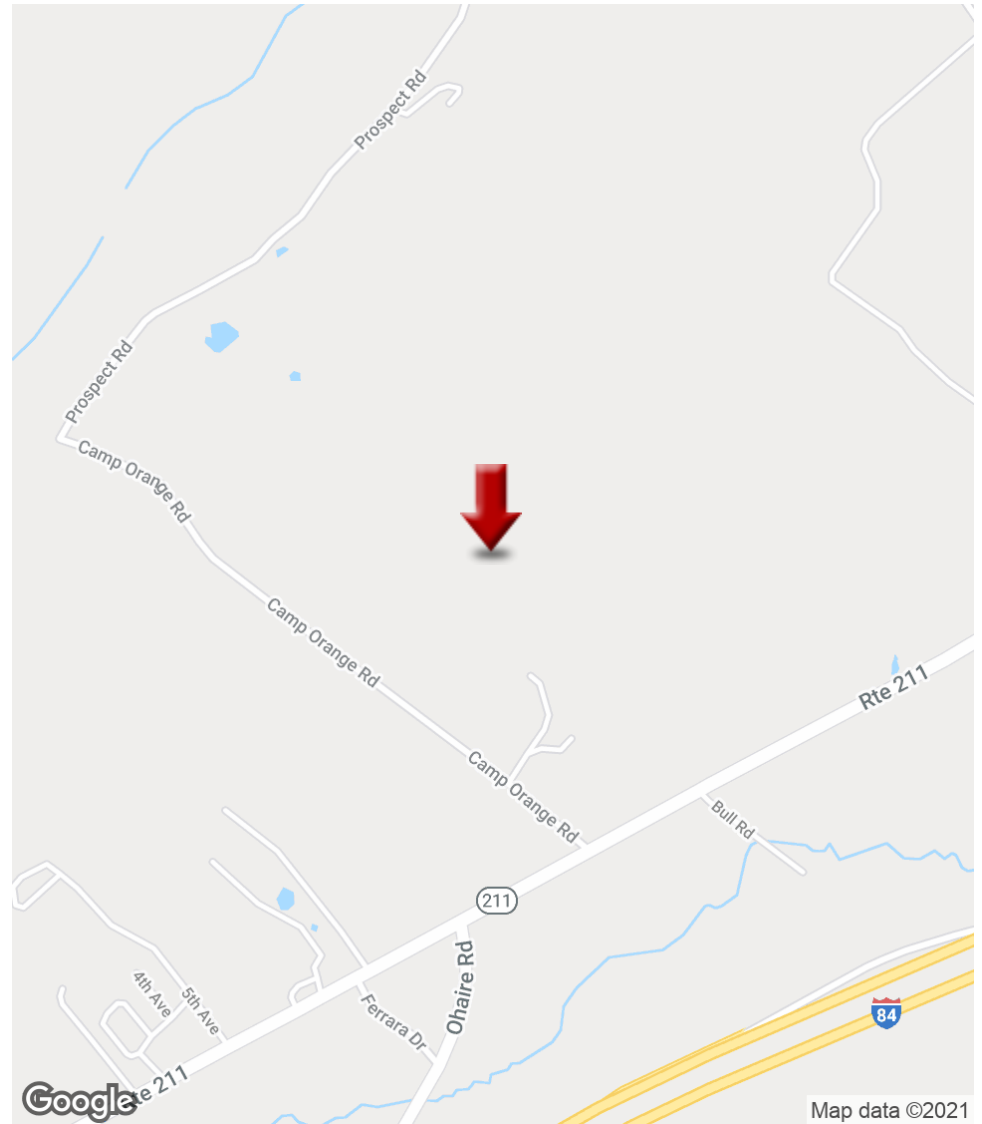
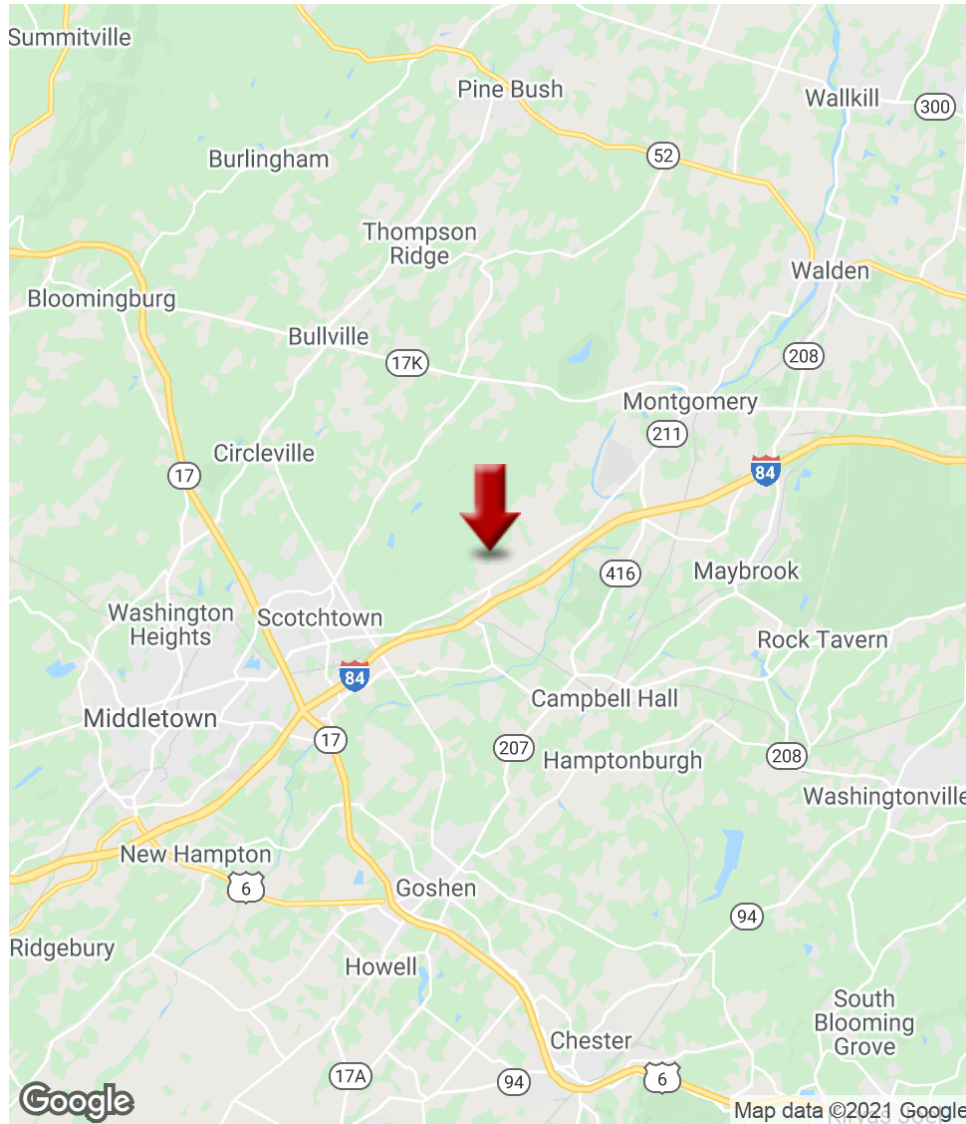
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CRESTLINE

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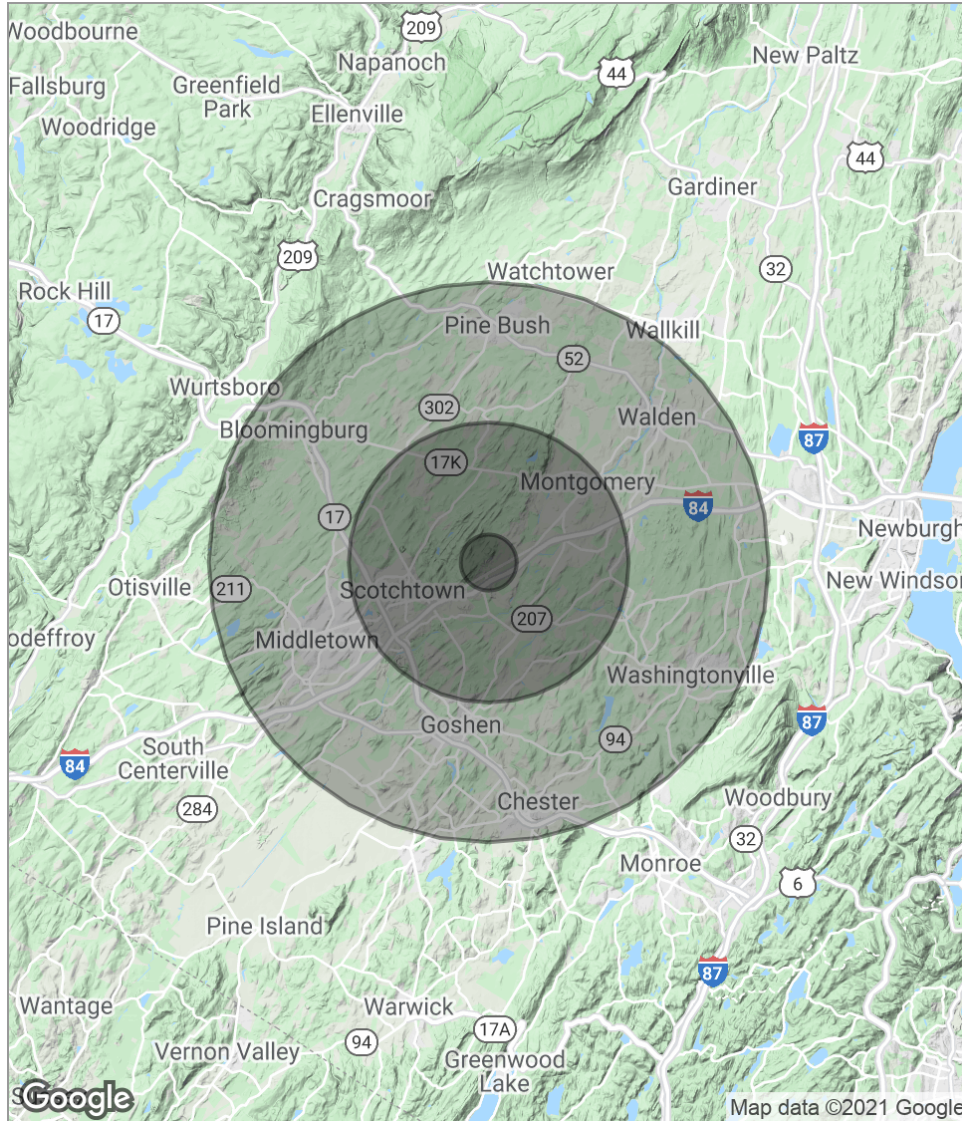
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CRESTLINE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	446	22,782	147,033
Median Age	40.5	39.5	37.9
Median Age (Male)	39.7	39.5	37.0
Median Age (Female)	41.7	39.9	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	157	7,984	51,101
# Of Persons Per HH	2.8	2.9	2.9
Average HH Income	\$91,047	\$87,737	\$79,069
Average House Value	\$324,247	\$375,007	\$338,698

** Demographic data derived from 2010 US Census*

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