



BROOKS FARM

285 Tongore Road, Kingston, NY 12401



OFFERING SUMMARY

SALE PRICE:	\$880,000
NUMBER OF UNITS:	6
LOT SIZE:	44.9 Acres
BUILDING SIZE:	10,000
RENOVATED:	2018
ZONING:	Res 1
MARKET:	Kingston
SUBMARKET:	Stone Ridge
PRICE / SF:	\$88.00

PROPERTY OVERVIEW

Modern Operating Dairy Farm on some of the most productive land in the County Minutes from NYS Thruway

PROPERTY HIGHLIGHTS

- Modern Farm presently used as dairy farm but could be horses, crops, ag tourism, retail sales
- Built in 2008 with House built in 2018
- Gorgeous Productive level land
- Barn dairy 24 × 24 2008 Barn 54 × 80 2008 Barn 42 × 120 2008 Shed-machine 10 × 16 2010 Commodity shed 2012
- Minutes from Kingston and NYS Thruway
- One of only 2 remaining dairies in Ulster County
- Could be sold fully stocked with cattle and equipment with price to be determined

KW COMMERCIAL
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Chester, NY 10918

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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEVEL PRODUCTIVE LAND

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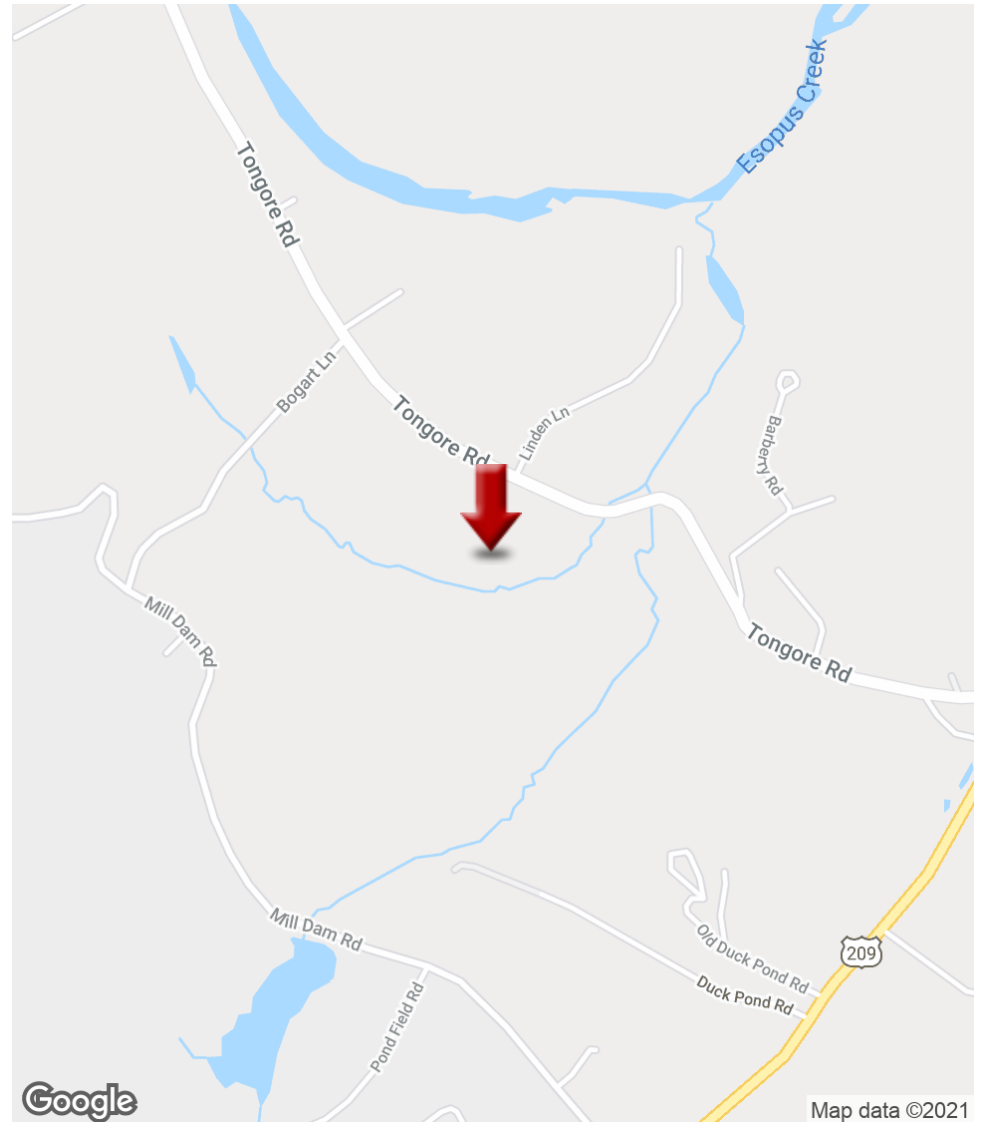
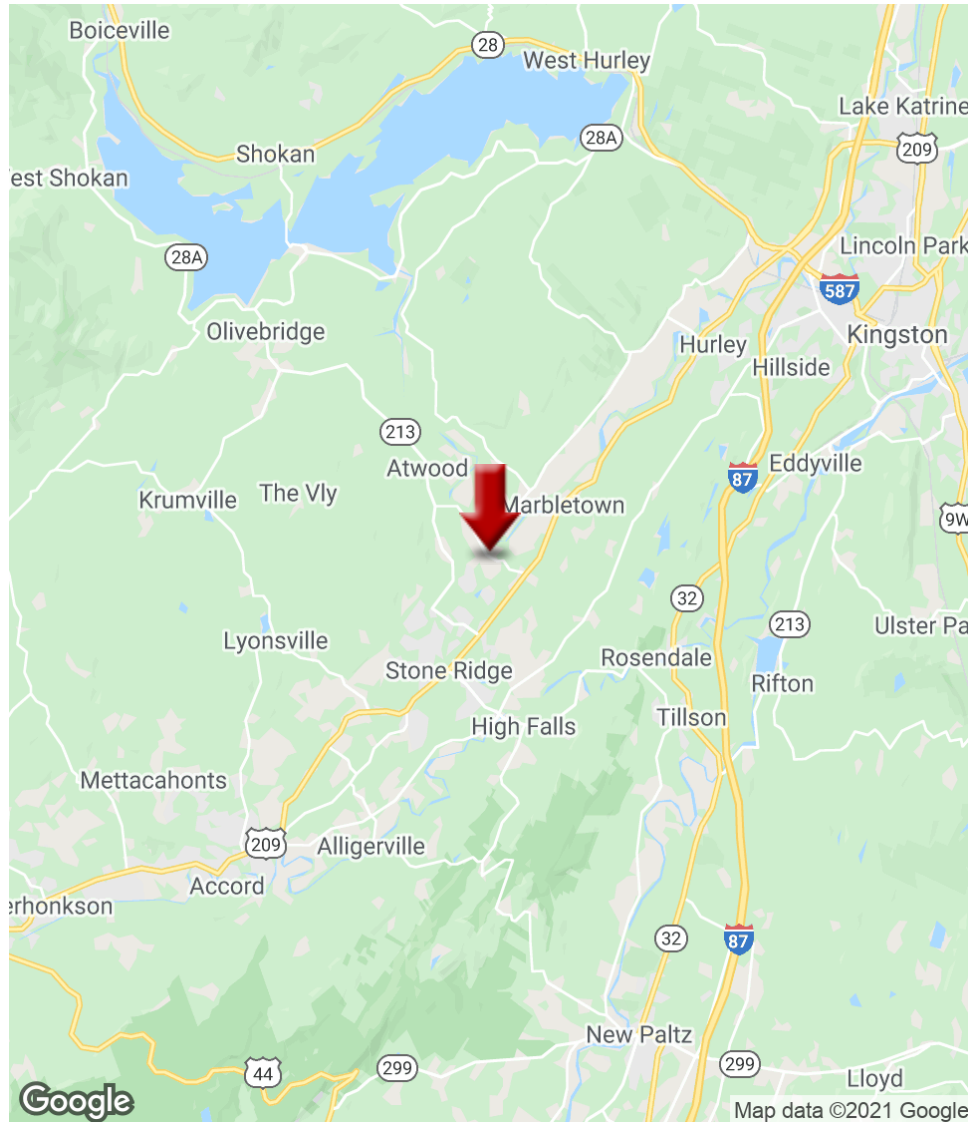
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SPECIAL PURPOSE FOR SALE

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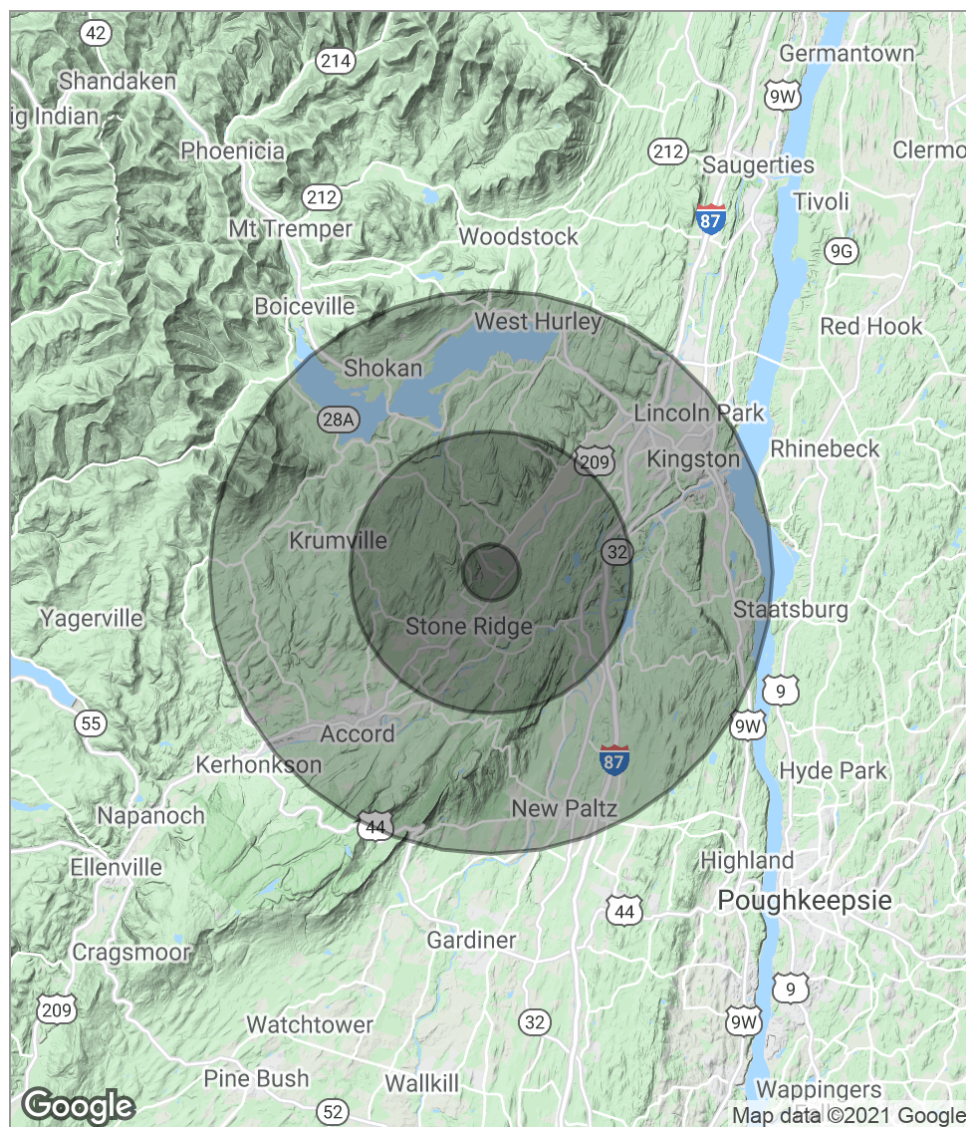
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	323	11,221	58,478
Median Age	46.3	44.1	43.0
Median Age (Male)	43.8	42.7	41.9
Median Age (Female)	48.7	46.0	44.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	137	4,792	24,309
# Of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$98,907	\$85,599	\$80,411
Average House Value	\$347,679	\$310,058	\$300,054

** Demographic data derived from 2010 US Census*

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