



FARMHOOD FIELDS

330 Crans Mill Road, Pine Bush, NY 12566



OFFERING SUMMARY

SALE PRICE:	\$30,000,000
NUMBER OF UNITS:	10
LOT SIZE:	635 Acres
BUILDING SIZE:	50,000
ZONING:	RA
MARKET:	Hudson Valley
PRICE / SF:	\$600.00

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

635 Acre Working Gated-Fenced Farm and Agricultural Compound 70 Miles from New York City. Approvals for a bed and breakfast. Also, approvals for 31 homesites that become owners in the farm. There is nothing like this in the Hudson Valley!

PROPERTY HIGHLIGHTS

- 635 Acres all gated and fenced with 34 miles of fencing. Farm has 600 head of cattle, 4000 chickens, butcher-packing shop, greenhouse, horse barns, manager house, warehouse building, which contains ground level equipment storage and office, second floor offices, FDA office, receiving area, cutting and packing area with cooler and walk in freezer. Approvals for 31 high end homes for a fully sustainable agricultural lifestyle in which the owners have shares in the farm and know their food supply is safe. Approvals for a bed and breakfast to make this a resort as well. Main House in which seller lives is magnificent. Farm with 34 miles of fencing has Packing\Butcher shop, horse barn, farm manager house and gorgeous apartment, state of the art chicken facility, offices, greenhouse, and too much more to mention!

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Each Office Independently Owned and Operated kwcommercial.com

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GATED AND FENCED

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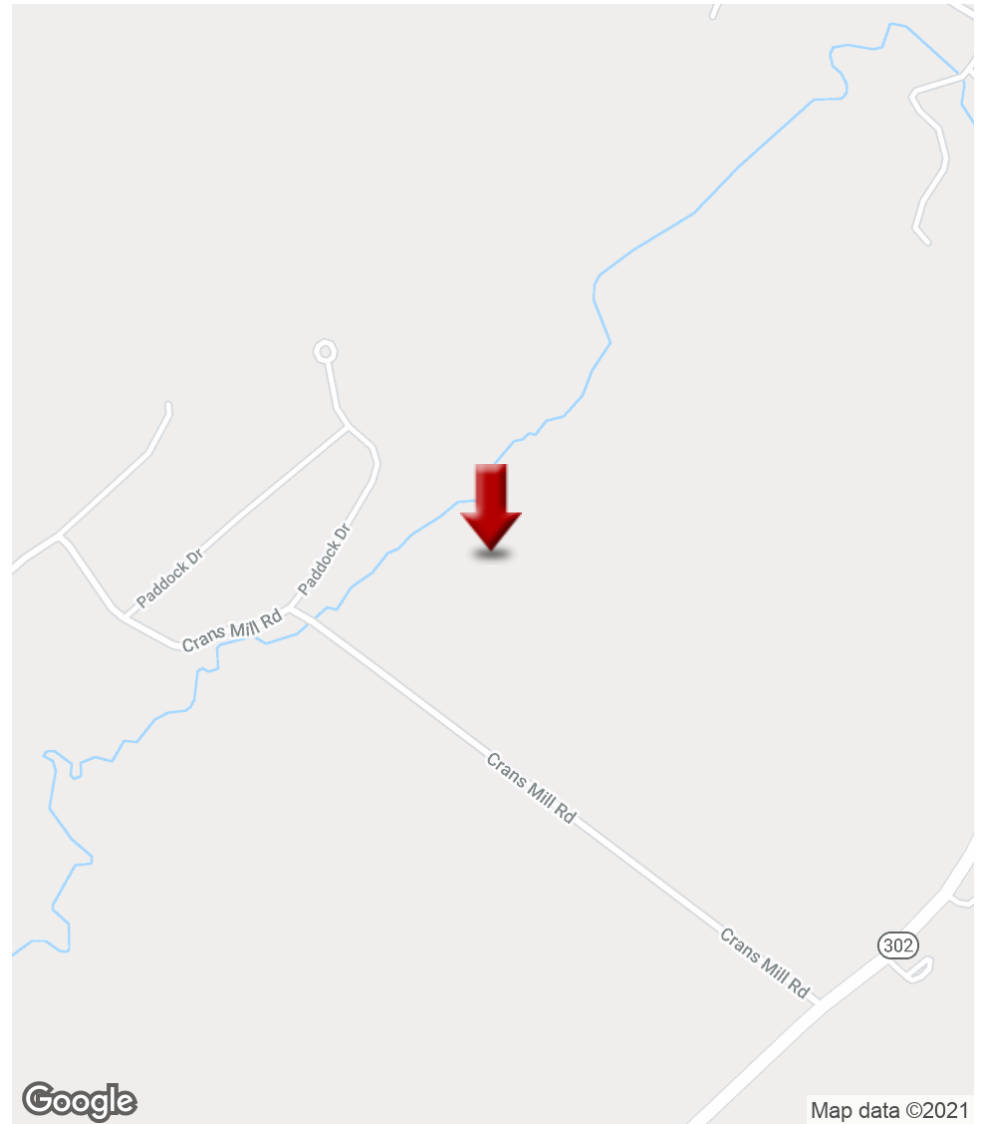
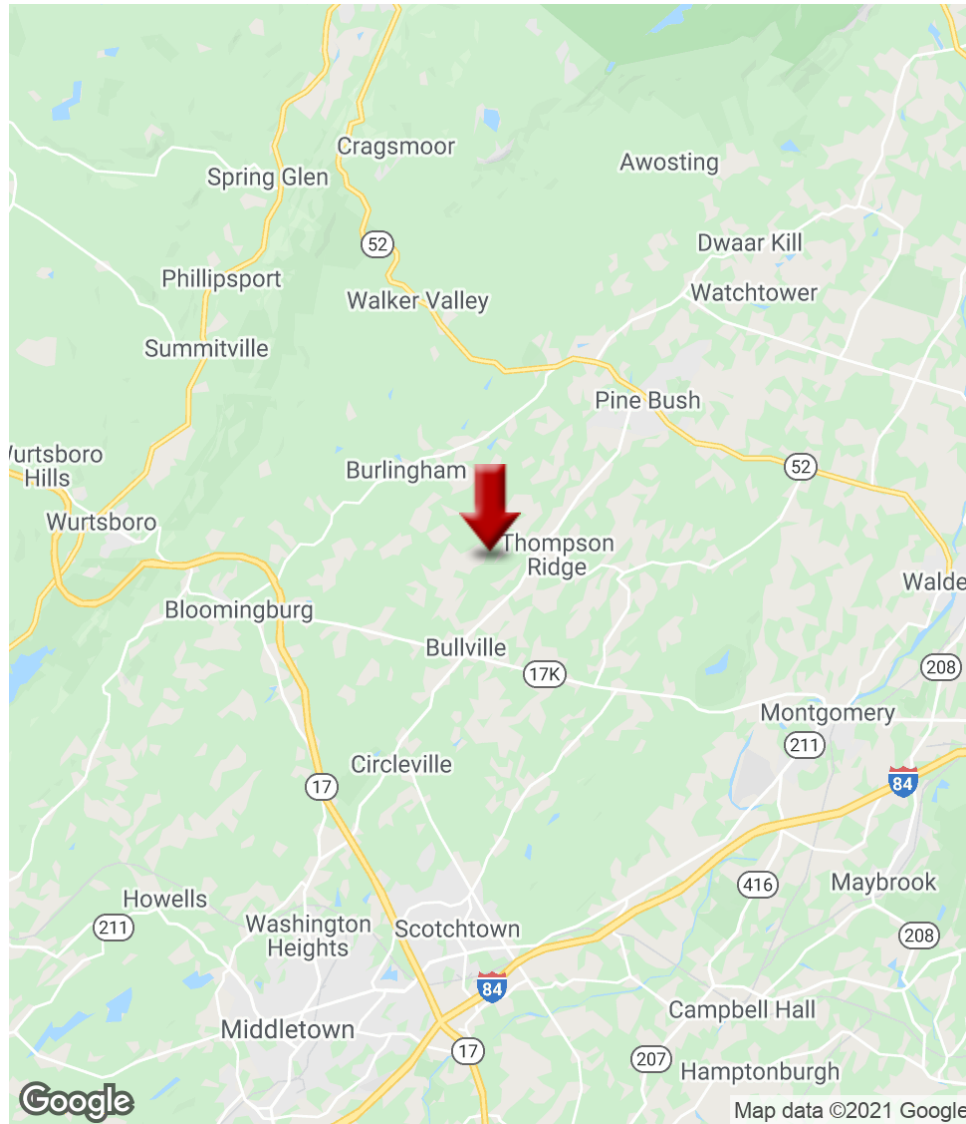
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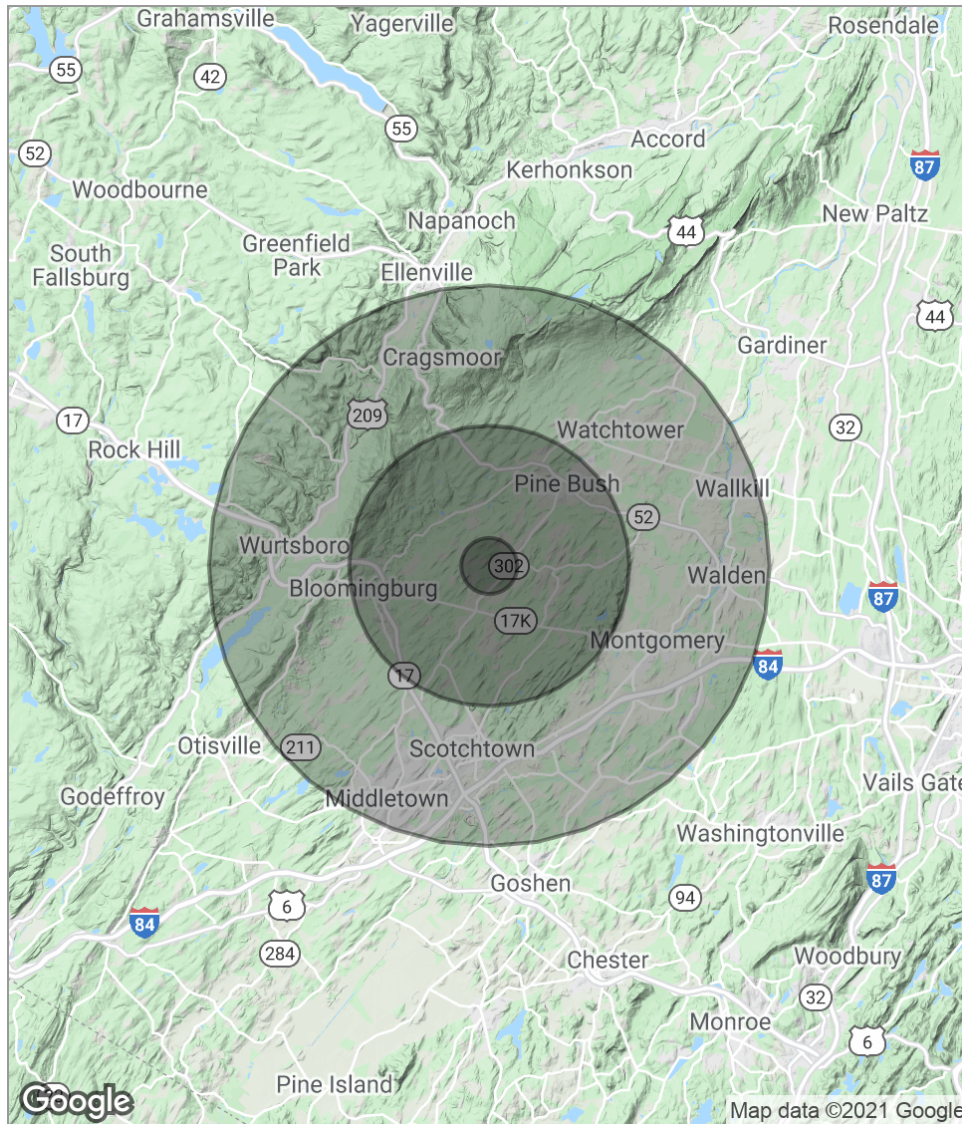
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	610	15,683	110,415
Median Age	41.2	40.2	37.9
Median Age (Male)	41.1	39.4	37.1
Median Age (Female)	41.3	41.1	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	216	5,453	38,346
# Of Persons Per HH	2.8	2.9	2.9
Average HH Income	\$94,615	\$87,054	\$75,384
Average House Value	\$409,503	\$380,077	\$331,120

** Demographic data derived from 2010 US Census*

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