

# Commercial For Sale - Pawling, NY



## 225 Route 22, Pawling, NY, 12564

Offered at \$17,000,000

Land of opportunity! A magical 558+ acre parcel of land, 90 minutes from Manhattan, offers endless possibilities as a sprawling, fun-filled family compound or commercial facility with enormous potential. Level terrain, extensive trails, pastures and meadows are a natural for an exceptional equestrian facility (private or commercial), ATVs and hiking and as well as vineyard or farm. Currently used as a private family hunting property for deer, bear and duck, the land boasts an extensive list of location choices over multiple terrain/food plot types depending on the time of year and hunting season. Adjacent to the Great Swamp, Mother Nature has provided great natural habitat for waterfowl and big game alike. In addition, an impressive series of water impoundments were developed to create ponds for waterfowl and other wildlife, ideal for hunting enthusiasts. The water impoundment system is fed by a fresh water well that produces approximately one million gallons per day (an amazing asset on its own for future development of the parcel), flooding specific areas of the property to create nine ponds on the property. Conversely, this impressively sustainable impoundment system can be drained, releasing the water back onto the property and restoring the ponds to dry land for growing next year's crops.

0 Bedrooms

0 Bathrooms

4,800 sqft

558.35 acre (lot size)

Built: 2006



Assist2Sell  
vip@assist2sell.com

Scan above on mobile device  
for directions to this listing

Assist2Sell

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Neumann Real Estate

