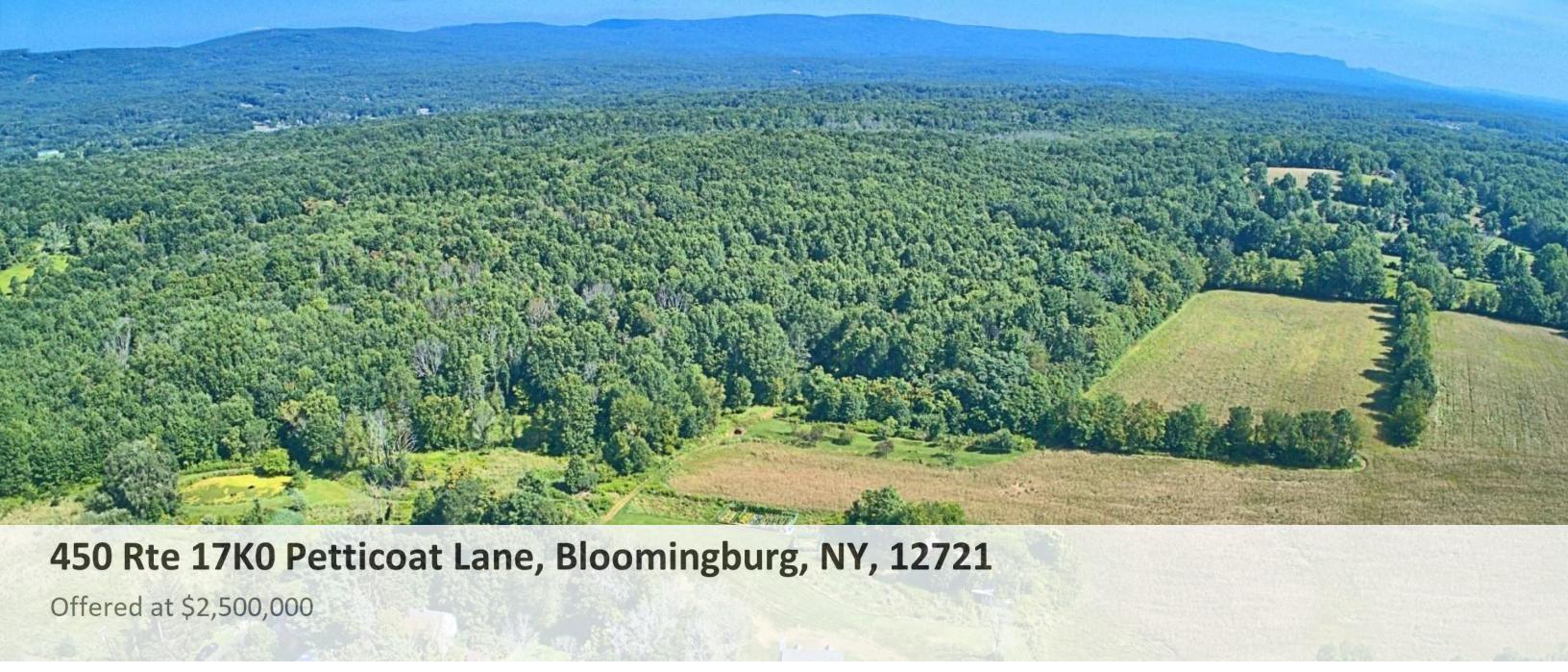


Vacant Land, Cape - Bloomingburg, NY



450 Rte 17K0 Petticoat Lane, Bloomingburg, NY, 12721

Offered at \$2,500,000

Agri Business opportunity with 98.7 acres of fields, forest, trails, views and a pond on two separate lots. Bordered by 1,932 feet of road frontage on 17k and the backdrop of the Shawangunk Mountains this location is ideal for transportation of goods utilizing Stewart International Airport nearby, and the fleet of a major trucking company. This property is also centrally located to bridges and interstates and in a growing area of development and public attractions such as LEGOLAND in Orange County NY, Resorts World Casino in nearby Sullivan County and the proposed Amazon warehouse site in Montgomery, also in Orange County. The profit potential by cultivating fields of hemp or any product is enhanced by the ability to also sell the product at the location by renovating the oversized rustic barn into a warehouse and showroom and utilizing the current 3 bed, 2 bath single family home into living quarters for employees of the farm. Orange County welcomes all Agri business and there are many officials who would like to see this area thrive. While hemp is a highly profitable commodity, other applications may be more suitable to the discriminating buyer. Rustic Wedding Farm to Table venues would be another ideal setting for this property, especially with a backdrop of the mountain views and the existing barn just waiting for a rustic renovation as a reception area. A vineyard, distillery or other such type of product would be a welcomed addition to a wedding venue and can be utilized separate from the event for an additional stream of revenue. What would be a highlight is if the town will permit the forested area into small lodging units such as tiny homes or upscale cabins for guests of the wedding and also to be used for weekend getaways with a special theme location. Perhaps a residential development opportunity could be approved. The owner had previously been solicited by new solar farming start-ups as the location has a southern exposure and direct connection to major utility lines on route 17k, for power transfer. Serious offers will now be considered. There are two adjoining parcels with the sale are zoned RA . Once is described as 450 Rt 17K and the other parcel 0 Petticoat Lane, both in Bloomingburg and Orange County NY. SBL#s 1-1-7.210 and 22-1-47

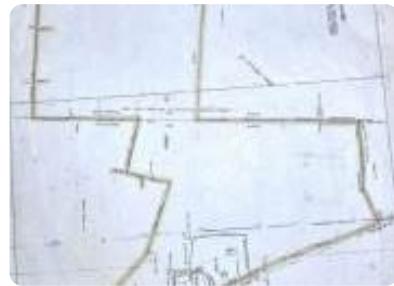
0 Bedrooms

0 Bathrooms

0 sqft

98.7 acre (lot size)

Built: Unknown year



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