



The Adventure Begins Here...

Land Ownership: The American Dream

It's the basis of the world's wealth, the wellspring of life.

It is the source of food, it is legacy, sanctuary, security, investment and savings. It is a place to gather. It is a place to find oneself.

There are virtually no questions that the land does not answer.

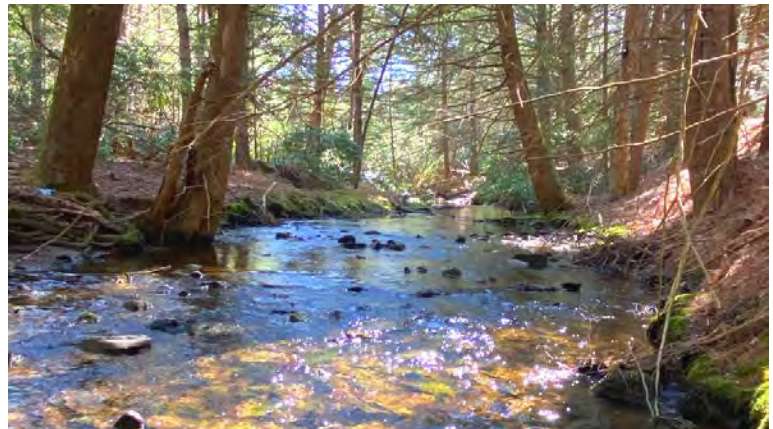
DEMAND, SCARCITY, and VALUE

Land just outside of metro areas has become one of the hottest commodities in real estate these days for a variety of reasons. Millennials are hitting peak home buying years, Baby Boomers are hitting peak retirement years, there is a massive “Back to Land” movement underway driven by the pandemic and made practical by the ability to work online. Listings of existing homes have dried up and builders are struggling to find land to build new homes. All of this has made buildable land within 2 hours of metro areas extremely scarce and precious.

The Prices we are offering are incredible for large acreage this close to the New York Metro area. They are approved for building, surveyed, soil tested, and come with clear title! There are 8 parcels ranging from 7.54 to 171.9 acres. The average size is over 25 acres! Prices start at \$94,900.

WATERFRONT LOTS

10 to 33 acres \$179,900 to \$199,900



LAKE ACCESS LOTS

7.5 to 171 acres \$94,900 to \$399,900



THE BIG EVENT

Large Acreage Waterfront Sell Off Event

Small Private Catskill Mountain Lake
Saturday, July 17th

90 minutes from the GW Bridge - Forestburgh, NY

No bidding. Set Prices. Individual Showings.
First come, first served.

Appointments are extremely limited for qualified buyers

- 8 parcels
- 7.5 - 33 acres
- \$94,900 - \$199,900
- 164 acres lake access \$399,900
- 171 acres lake access \$349,900
- Towering forests, mountain lake, stream
- Taxes \$3-9K/yr (dependent on size/price)
- Lake/Recreation Area/Road Dues either \$597.43/yr or \$1,451.60/yr
- Year-round roads with utilities/high-speed internet
- 14 Acre non-motorboat lake

Excellent Financing

Not only are these liquidation prices, there's also incredible financing available with minimum of 25% down. [See details here.](#)

THE CATSKILLS

NEW YORK'S FAVORITE PLAYGROUND

generations of
MEMORIES
handed down



Stunning hilltop vistas, sparkling blazes of foliage in the fall, fly fishing, apple picking, farm stands, microbreweries, farm-to-table dining, river-rafting, kayaking, RVing, hunting, ATV riding, nature trails, antiques, camping. In your own backyard.



Deep Woods and Quiet Trails

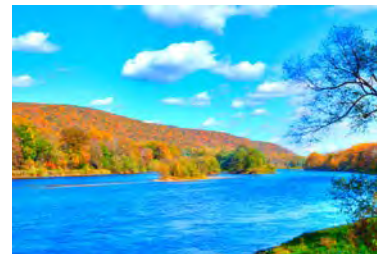


Canoeing, Kayaking, Whitewater Rafting



everyone finds their
**INNER
CHILD**

Come Play in the
Catskill's Big
Backyard



Delaware River

You'd be hard-pressed to find a New Yorker who doesn't have a fond memory of their time in the mountains



some of the best **CONVERSATIONS**
happen around a
CAMPFIRE



Trout Fishing in the Beaverkill River

LOW PRICES ARE JUST THE BEGINNING...

New York Land & Lakes is known for their Comprehensive Land Package given to Buyers at no additional expense.

- approvals from necessary local, state and federal agencies
- new registered survey
- perimeter of property clearly flagged
- clear and marketable title
- warranty deed

This saves you thousands of dollars, lots of time, headaches and worry, giving you safety and peace of mind.

WHAT OUR CLIENTS SAY

"We are so excited about buying this land and we know we couldn't have made it without you. Your great patience, kindness and professional guidance made our buying experience so pleasant and hassle free!" Zongmin & Li

TERMS OF SALE

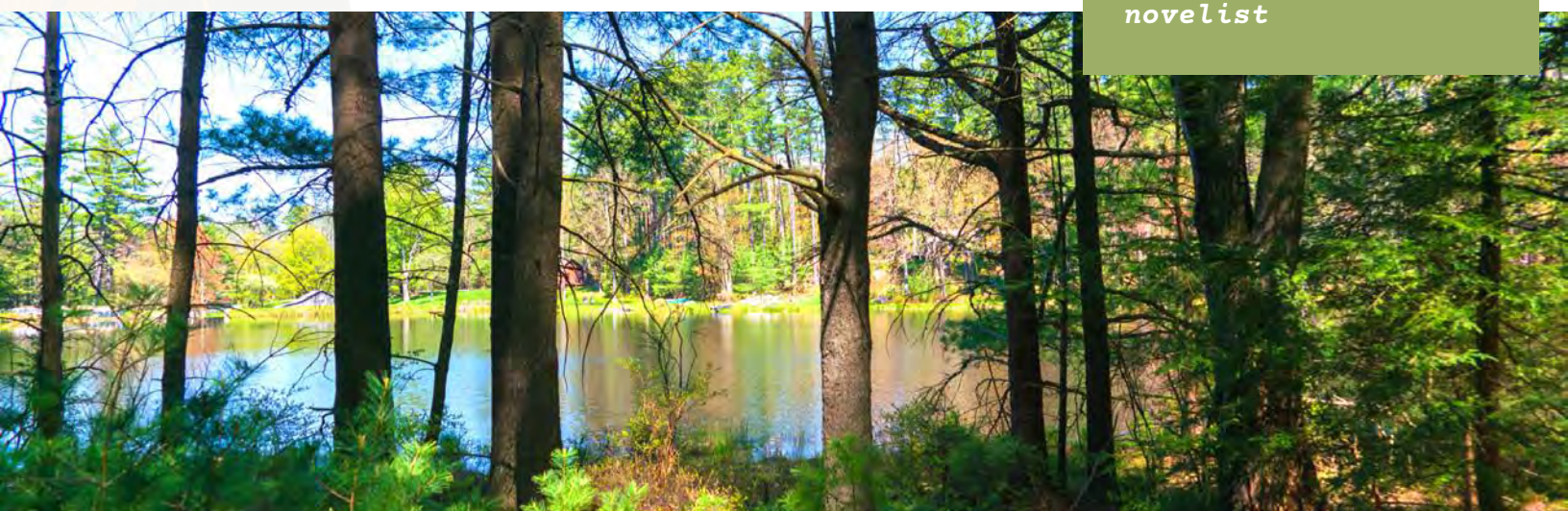
All parcels are sold on a first come, first served basis (Early appointments will offer the best selection of properties to choose from).

- Prices are non-negotiable
- A credit card deposit or check payable to our attorney's escrow account (BKZ LLP) for 10% of the purchase price is required to take a parcel off the market on the day of the sale.
- You must be physically present on the day of the sale to inspect the parcel before taking it off the market.
- A Sales Agreement must be executed on the day of the purchase, and all parties involved in the purchase must be present.
- All purchases must close within 15 business days from the day of the sale.
- The sale will be held rain or shine. Bring appropriate footwear and outerwear for walking.
- All properties at Forestburgh Pond will be SOLD OFF
- This is NOT an auction although you must be registered to attend. Prices are fixed, guaranteed and cannot be bid up.

WHAT OUR CLIENTS SAY

"It is a comfortable feeling to know that you stand on your own ground. Land is about the only thing that can't fly away."

- Anthony Trollope, novelist



NEW YORK LAND & LAKES

DELIVERING ON PROMISES FOR OVER 35 YEARS

- NY LAND & LAKES has built a stellar reputation in the communities in which we do business, for our stewardship of the land and our care in designing our properties.
- We have been helping people find their country land or investment for over 35 years in TN.
- We are proud of maintaining our A+ rating with the BBB.
- We're known not only for our low pricing, but our Comprehensive Land Package that we give our buyers.
- Our expert staff guides you through the ins and outs of the land buying process, and are by your side every step of the way...before, during and after the sale.
- For us, it's never about a transaction. It's about having a meaningful relationship with our customers.



OUR GOAL IS SIMPLE:

To make your land-buying experience as uncomplicated, profitable and worry-free as possible.

