

# The Adventure Begins Here...



Exceptional Property in the  
Beautiful Delaware River Valley

## 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.



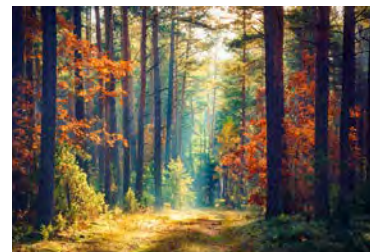
# THE CATSKILLS

## ...A PLACE TO REDISCOVER YOUR WILD SIDE

generations of  
**MEMORIES**  
handed down



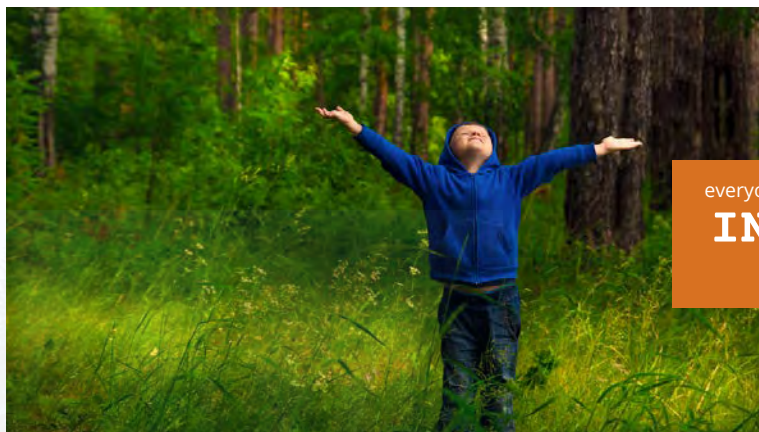
High peaks, blazes of autumn foliage, sparkling lakes, trophy fishing, farm stands, microbreweries, farm-to-table dining, river-rafting, kayaking, RV-ing, hunting, ATV riding, nature trails, antiquing, camping. All of this in your own backyard.



Deep Woods and Quiet Trails

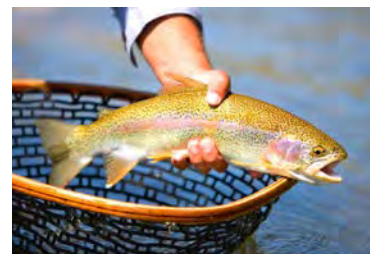


Canoeing, Kayaking, Whitewater Rafting



everyone finds their  
**INNER  
CHILD**

Come Play in the  
Catskill's Fresh  
Air



Wild Waterways

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**



Rushing Mountain Streams



# DEMAND, SCARCITY, and VALUE

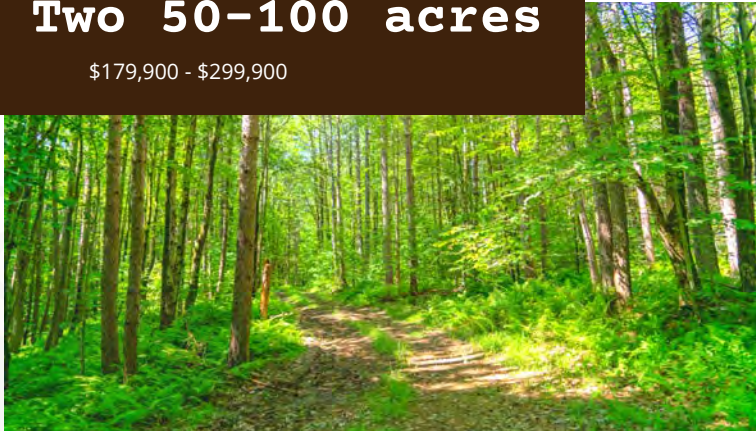
The Catskills has drawn outdoor adventurers for hundreds of years. There is something especially restorative in the deep woods, high peaks and clear rushing rivers in this area. Property in the Catskills is always in high demand.

The current "Back to Land" movement underway driven by the pandemic and made practical by the ability to work online along with record numbers hitting retirement years has made this demand even more pronounced. Finding well-priced property in this region has become extremely difficult.

The prices we are offering for these forested properties is nothing short of incredible and the quality is without parallel. They are approved for building, surveyed, soil tested, and come with clear title! This is a 418 acre estate being sold off in only 22 properties. It's a dream come true.

## Two 50-100 acres

\$179,900 - \$299,900



## Twenty 8-30 acres

\$49,900 - \$119,900



# THE BIG EVENT

NY Southern Catskill  
Acreage Liquidation  
priced to sell in a single day

Sale begins at 7am  
Saturday, July 23rd

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

Appointments are extremely limited

- 22 parcels
- 8 - 30 acre properties
- most \$49,900 - \$119,900
- a 50 and 100 acre also
- Towering forests, secluded meadows
- Low taxes, year-round roads with utilities
- Delaware River Valley - Deposit, NY
- 2 hrs, 28 min. GWB

## Excellent Financing

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

# LOW PRICES ARE JUST THE BEGINNING...

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

*"I bet you are so used to taking care of your customers  
you don't really know how much pressure you take off of them."  
~ Paul & Carrie*

- approvals from necessary local, state and federal agencies
- new registered survey
- perimeter of property clearly flagged
- clear and marketable title
- warranty deed
- eco friendly Lot design
- Thousands of dollars in engineering went into EACH LOT
- privacy protections to preserve the value of your investment

This saves you thousands of dollars, lots of time, headaches and worry, giving you safety and peace of mind knowing that you are part of something rare and forever protected.

## 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 set and guaranteed. No bidding.
- 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.
- This is NOT an auction although you must be registered to attend. Prices are fixed, guaranteed and cannot be bid up.

## HOW OUR CLIENTS FEEL

*"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*

YORK



# 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.

