



# The Adventure Begins Here..

**Aspen Hill Farm  
in the Cooperstown/Oneonta area**

## Land Ownership: The American Dream

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

It is the source of food, 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 COOPERSTOWN/ONEONTA AREA

generations of  
**MEMORIES**  
handed down



Table Rock Trails- Oneonta, NY

Scenic rolling hills and mountains, rivers, lakes, universities, farm-to-table dining, and endless nature trails for exploration. All of this in your backyard.



Otesaga Golf Course



some of the best **CONVERSATIONS**  
happen on  
road trips



City of the hills- Oneonta, NY



Baseball Hall of Fame



World's **LONGEST** one day  
**FLAT WATER CANOE RACE**  
starts right in Cooperstown, NY



Brookwood Point Gardens along Otsego Lake

# DEMAND SCARCITY and VALUE

These parcels are located in Central New York, in an area traditionally known as the “Leatherstocking Region,” named after the deer-skin leggings worn by the frontiersmen who explored this area hundreds of years ago and whom James Fenimore Cooper made famous in his writings.

The nearest community, Gilbertville, is a charming village that stands out for its early American architecture, picturesque horse farms, and a variety of specialty shops. In recognition of its historical significance, the entire Village of Gilbertville was added to the National Register of Historic Places in 1983.

The vibrant college town of Oneonta, home to Hartwick College and the State University of New York, is a short drive away, where you’ll find shopping, great dining, entertainment, as well as hospitals.

The Village of Cooperstown, “America’s Most Perfect Village”, is home to the National Baseball Hall of Fame, art galleries, farm markets, quaint shops, and, of course, Otsego Lake, where you’ll find state parks, swimming, boating, fishing, etc.

**Pond**



**Stunning Meadows**



# THE BIG EVENT

## A Country Farm Liquidation

ONLY 17 STUNNING PARCELS

2 to 10-acre parcels, twelve to choose from, starting at \$24,900  
11 to 20-acre parcels, two to choose from, starting at \$39,900  
25 to 35-acre parcels, three to choose from, starting at \$99,900  
House & Barn on 10 acres \$169,900

**Prices are fixed and guaranteed.**

**First come, first served.**

- 2 - 35 acre properties
- \$24,900 to \$169,900
- Six with creek
- Two with exceptional views
- Two with old buildings
- Meadows, Views, Creek, Forests, Privacy
- Year-round road with electric and telephone
- Stunning Cooperstown/Oneonta area
- 3 hrs GWB
- Beaver pond

## Excellent Financing

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

# LOW PRICES ARE JUST THE BEGINNING..

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

*"We all know landowners have rights,  
but NYL&L demonstrated that with those rights come responsibilities.  
I look forward to a neighborhood we can point to as a best practice."  
~ Andrea Hogan - APA Board of Directors*

- Approvals from necessary agencies ensuring that you can build
- New registered survey with the property's perimeter flagged, with permanent iron pins at each corner. You'll know exactly where your boundaries are.
- Clear and marketable title - Warranty deed
- Eco-friendly lot design
- 'Property Owner's Manual' with names, phone numbers, and approximate prices for well, septic, electric, telephone, etc., making it easy and quick to get started on building your dream home

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 non-negotiable
- A check or wire transfer payable to our attorney's escrow account for 10% of the purchase price is required to take a parcel 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.
- This is NOT an auction, although you must be registered to attend. Prices are fixed, guaranteed, and cannot be bid up.

*"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 38 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.
- We are proud of maintaining our A+ rating with the BBB since 1997.
- 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.



