



# The Adventure Begins Here...

## Boyer Creek Farm in the Finger Lakes

### **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 FINGER LAKES

## ..LANDSCAPE THAT DEFINED AMERICA

generations of

**MEMORIES**

handed down



Scenic Finger Lakes, waterfalls, wineries, lakes, universities, farm-to-table dining, and endless nature trails for exploration.

All of this in your backyard.



Falls on Treman trail



Taughannock Falls



One of the Best places to live, visit or work

**Finger Lakes**

as one of the top 20 MUST SEE destinations

**IN THE WORLD**



Buttermilk Falls

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



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



Swimming Holes

# DEMAND, SCARCITY and VALUE

## The Finger Lakes

This area, ten miles southeast of downtown Ithaca, is rated by organizations such as Forbes Magazine, Money Magazine, Zagat, CNN Money, MSN Real Estate, US News and World Report (to name a few) as ONE OF THE BEST PLACES IN THE US to live, vacation, work or invest! Ithaca is renowned for its stunning natural features, such as waterfalls, gorges, glacial lakes, and State Parks. Still, it's also known as a vibrant city with art and culture due to the influence of its Ivy League University, Cornell as well as Ithaca College, one of the premier liberal arts schools in the country. There are more restaurants per capita in Ithaca than in NY City, and it was named by Bon Appetit Magazine as "One of America's Foodiest Towns"!

This area is also known as the Napa Valley of the East with numerous vineyards that surround Cayuga Lake, the largest of the Finger Lakes, just a 5-minute drive away.

### Views



### Stunning Meadows



# THE BIG EVENT

## A Country Farm Liquidation

### In The Finger Lakes

ONLY 3 GORGEOUS PARCELS

5 acres, school house, meadows, views \$69,900

5 acres, handyman house, garage \$129,900

30 acres, privacy, stream, meadows & forest \$129,900

**Prices are fixed and guaranteed.**

**First come, first served.**

- 5 - 30 acre properties
- \$69,900 to \$159,900
- One with Boyer Creek
- All have exceptional views
- Two with old buildings
- Meadows, Views, Creek, Forests, Privacy
- Year-round road with electric and telephone
- Stunning Finger Lakes Region
- 3-1/2 hrs GWB
- Meticulously-maintained hay meadows

## 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 Comprehensive 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 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.
- 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.



