



The Adventure Begins Here...

Abandoned Farm Liquidation in NY Capital Region

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 CAPITAL REGION

..LANDSCAPE THAT DEFINED AMERICA

generations of

MEMORIES

handed down



Scenic lakes, rivers, waterfalls, universities, farm-to-table dining, quaint small towns, and endless nature trails for exploration.

All of this in your backyard.



Saratoga Springs, NY



Saratoga Race Track



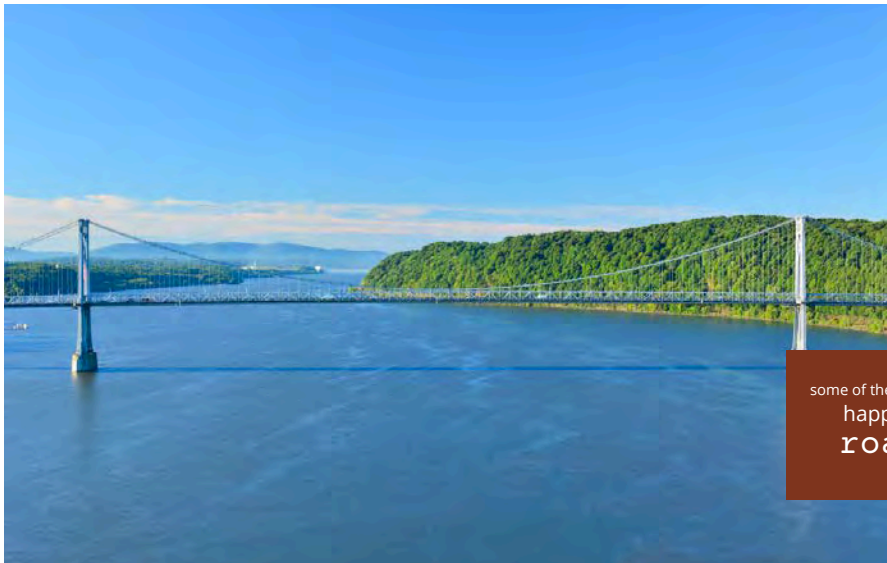
One of the Best places to live, visit or work

Upstate NY



Hudson River Tours

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



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



The Capitol District

DEMAND, SCARCITY and VALUE

We are so excited to be able to offer property in this location. It's a very competitive real estate market here, and buying opportunities are rare. This region is the nexus of so many incredible things. The very best of New York State surrounds this land, accessible within minutes in any direction one might travel: The Hudson River Valley, with its burgeoning tech economy and multitude of world-renowned universities, the Mohawk River and Erie Canal, Albany, Saratoga, Cooperstown, the Great Sacandaga Lake, Lake George, Skiing in the Catskills, The Adirondacks... the list goes on and on and on. Owning land here means a lifetime of exploration and sights to see. It's no wonder affordable land is so hard to come by here.

Apple Trees



Stunning Meadows



THE BIG EVENT

A Country Farm Liquidation In the NY Capital Region

ONLY 14 GORGEOUS PARCELS

Eight 2 to 5 acre parcels – \$39,900 to \$69,900
Three 6 to 10 acre parcels – \$49,900 to \$89,900
Three 25 to 35 acre parcels – \$119,900 to \$159,900

Prices are fixed and guaranteed.

First come, first served.

- 2 - 35 acre properties
- \$39,900 to \$159,900
- apple trees
- meadows and forest
- high-speed internet
- small creek on five of the properties
- year-round paved road with electric & telephone
- only 29 miles from Albany International Airport
- just 2-1/2 hrs GWB
- pretty country vistas

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 37 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.



