



# The Adventure Begins Here...

Abandoned Farm Liquidation in the  
Southern Gateway to the NY Finger Lakes 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 SOUTHERN GATEWAY TO THE NY FINGERLAKES 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.



Ford Hill Country Club



Ithaca, NY



One of the Best places to live, visit or work

**Upstate NY**

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**



Binghamton River Walk



Spiedie Fest & Balloon Rally

# DEMAND, SCARCITY and VALUE

New York Land & Lakes obtained this farm when it was liquidated to settle an estate. It hasn't been actively farmed in many years, but the fields remain and have been taken over by deer, rabbits, and songbirds, and the woodlands provide a sanctuary of privacy for building your country getaway.

Stream View Farm offers much diversity. You can build in a meadow with a beautiful view or in a pine forest near a babbling stream. Many fields and pastures have begun to grow back into young hardwood and apple trees, and much of the property exhibits level terrain with just enough elevation change to make the properties way more interesting. Each parcel has long road frontage and carefully designed private building sites for your new home or cabin. Utilities and high-speed internet are available, and each parcel has been soil-tested by a professional engineer to ensure you can build your dream home. The title is clear, there are no liens or back taxes, and all mineral and timber rights are conveyed with purchase.

**Stream**



**Stunning Views**



# THE BIG EVENT

## A Country Farm Estate Liquidation

In the Gateway to the Fingerlakes

ONLY 4 GORGEOUS PARCELS

5 acres \$24,900 meadow, generous road frontage, stream

21 acres \$79,900 privacy, forest, building site, stream

House, garage & barn on 6.8 acres \$169,900

13 acres \$79,900 stunning views, meadows

**Prices are fixed and guaranteed.**

**First come, first served.**

- 5 - 21 acre properties
- \$24,900 to \$169,900
- house/garage/barn/6 acres
- meadows, forest & apple trees
- priced 12% below comparable & acreage is 15% larger
- stream on two of the properties
- year-round paved road with electric & telephone
- only 19 miles to Binghamton & 32 to Ithaca
- just 3 hrs GWB
- optimal privacy, ample road frontage
- can't touch these prices with this quality

## 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.



