



# **The Adventure Begins Here...**

## **Apple Orchard Foreclosure Liquidation in the Hudson 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 HUDSON VALLEY

## ..LANDSCAPE THAT DEFINED AMERICA

generations of  
**MEMORIES**  
handed down



Scenic Hudson Valley, rolling hills, mountain ranges, sparkling lakes, waterfalls, wineries, farm-to-table dining, and endless nature trails for exploration. All of this in your own backyard.



Four Mile Point Preserve



Canoeing and Kayaking



National Geographic Traveler named the  
**Hudson Valley**  
as one of the top 20 MUST SEE destinations  
**IN THE WORLD**



Breathtaking Trails

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 on  
**road trips**



Hudson River from Cornell Park

# DEMAND, SCARCITY and VALUE

Where the River Meets the Mountains

The Hudson Valley is one of the most popular destinations for New Yorkers and a great place to own a second home. From the wide waters of the Hudson River to the dramatic peaks of the Catskills, there is an adventure to be had or a wonderful small town to explore around every bend in the road. Its incredibly rich history dates back long before the Colonial Era, and some of America's most dramatic events have taken place here. History comes alive when you walk in the steps of ancestry.

Because this is such a well-loved and well-traveled region, large acreage properties are scarce. When they are available, prices are usually prohibitive to most buyers. Since one of our core services is providing excellent properties, this is one of the few times in almost 40 years that we were able to find a property in this region that meets our standards for quality and value. The prices here are phenomenal, and the quality is apparent. This is one of the prettiest tracts of land on the market.

## Restaurant



**Apple Trees**  
Need Some Love

## Views

Breathable Views



# THE BIG EVENT

## An Apple Farm Foreclosure Liquidation In The Hudson Valley

ONLY 3 GORGEOUS  
PARCELS

**Sale begins at 9 am**  
**Sunday, November 2nd**  
No bidding. Set Prices. Individual Showings.  
First come, first choice.

**Appointments are extremely limited**

- 3 parcels
- 3-4 acre properties
- \$129,00 to \$399,900
- Extraordinary Views!
- One of the Most Appreciative Markets
- Small apple orchards in need of love
- Multi-use buildings including restaurant
- Year-round roads with utilities
- Hudson Valley Region - Coxsackie, NY
- 2 hrs, 4 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.**

*"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 perimeter of the property clearly 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
- Environmental Protections to Preserve Critical Wildlife Habitat
- '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**

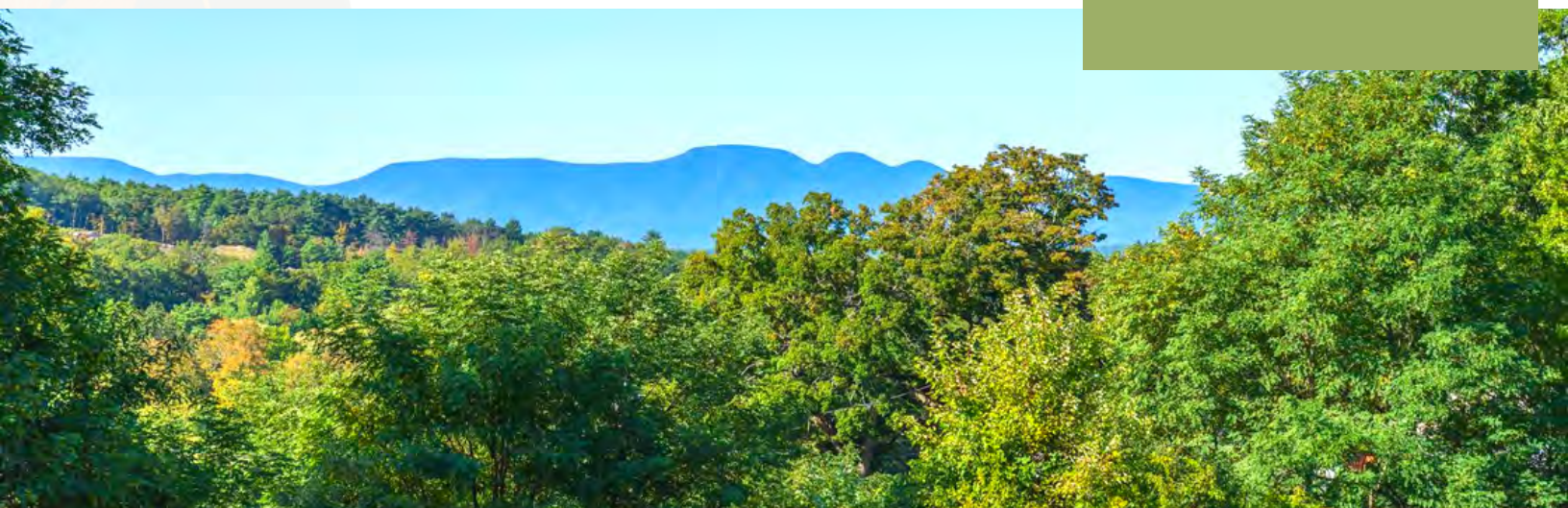
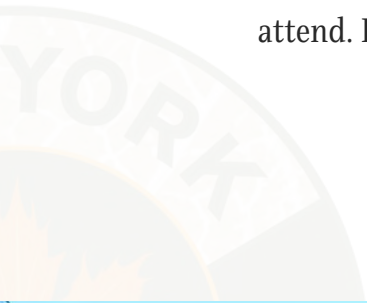
# TERMS OF SALE

**All parcels are sold on a first come, first choice basis (Early appointments will offer the best selection of properties to choose from).**

- Prices are non-negotiable.
- A check payable to our attorney's escrow account (Regan & Zwickel, LLP) for 10% of the purchase price is required to take a parcel off the market on the day of the sale. A wire transfer is also acceptable.
- 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; however, 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.

