

TROPHY LAND FOR LAKEFRONT FAMILY ESTATE

480-Acres at the Heart of the Picturesque Hudson Valley, NY Only 75-minute Drive from Manhattan

Perfect for creating a **Lakefront Family Estate Compound** - an ideal asset for generational wealth preservation and geographic diversification.

One-of-a-kind breathtaking 480-acres landscape.

Unique combination of man-made lakes and natural water attributes with distinctively shaped pastoral land: **2 large private fresh groundwater lakes; 3 ponds; 2 running streams; rolling meadows; majestic forest; mountain; 13 miles of scenic hiking and horseback riding trails.**

Secluded site surrounded by mountains, offers **unparalleled complete privacy** and family security.

Includes valuable option agreement and a Right of First Refusal for future purchase at fair market value of 10-Acres Lot & 5BR Lake House.

The site's immense value is further enhanced by its diverse permitted development opportunities - ensuring long-term appreciation.

Prime Location between Beacon and Rhinebeck, immediately off the scenic Taconic State Parkway.

Located at the center of Dutchess County, East of the Hudson River in the heart of the vibrant and booming Hudson Valley, NY

- Proximity to NYC, Westchester, CT, MA, NJ, PA
- 75 minutes drive from Manhattan
- 4 minutes from private jet/helicopter airport
- 30-minute helicopter ride from Manhattan

In-site gravel roads and trails offer unparalleled, effortless access across the entire property.

Meticulously maintained site offers significant value-added features - est. over \$12 million. On-site electricity. Multiple paved access/exit roads.

Endless Outdoor Recreation and Lakes Activities On-site:

- SUP / Kayaking
- Swimming
- 13 miles of Hiking
- Mountain Biking
- Farming
- Shooting
- Lake Floaters
- Fishing
- Horseback Riding
- ATVs / Snowmobile
- Fishing
- Sport Fields



Esther Muller

Leonard Bayer