FOR SALE

Sandy Creek Horse Farm

5 Ouderkirk Rd/County Rt. 15, Pulaski, NY Area

Stunning 7 stall custom built barn

Attached apartment & second floor trainer's office

Additional acreage available for sale

Offering price - $475,000 (substantially below assessment)

O'CONNELL MORE
CONSULTING & REAL ESTATE

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Offering

This unique property offers an equestrian paradise with a custom made metal horse barn with seven stalls, a trainer/manager room on the second level, a one bedroom apartment, paddocks, and a training circle, all on 4.46 +/- acres of land. (Additional land is available adjacent to the paddocks.)

The 6,779 sf building was constructed in 2014 and features an Arcadian Horse Stall system, poured concrete floors, a tack room, hay loft, central aisle drain, and four stalls with doors leading to the paddock. The barn area also has a half bath with pine tongue and groove walls, a grooming stall, feed prep room and storage areas. ***$900,000 was invested in the barn & fencing.***

The location is across the street from the South Pond which flows into Sandy Pond

Tax Map # 028.-00-01-12.02

Municipality – Town of Sandy Creek, County of Oswego

Zoning – A-WF (Agricultural near Waterfront)

Tentative 2025 FMV - $907,286   Tentative 2025 Assessment - $730,400

2025 County/Town Taxes - $9972   2024-25 School Taxes - $10,378

Water – Public   Sewer – Private septic

Note – There are not currently horses in the barn. Pictures of the various spaces in this package may show horses, furniture and equipment that have changed or are no longer there. The pictures are to demonstrate the quality and potential of the opportunity.

All information included in this marketing package is deemed to be from reliable sources but can not be guaranteed. Prospective purchasers and their representatives are encouraged to perform standard due diligence.

Exterior View

Front View
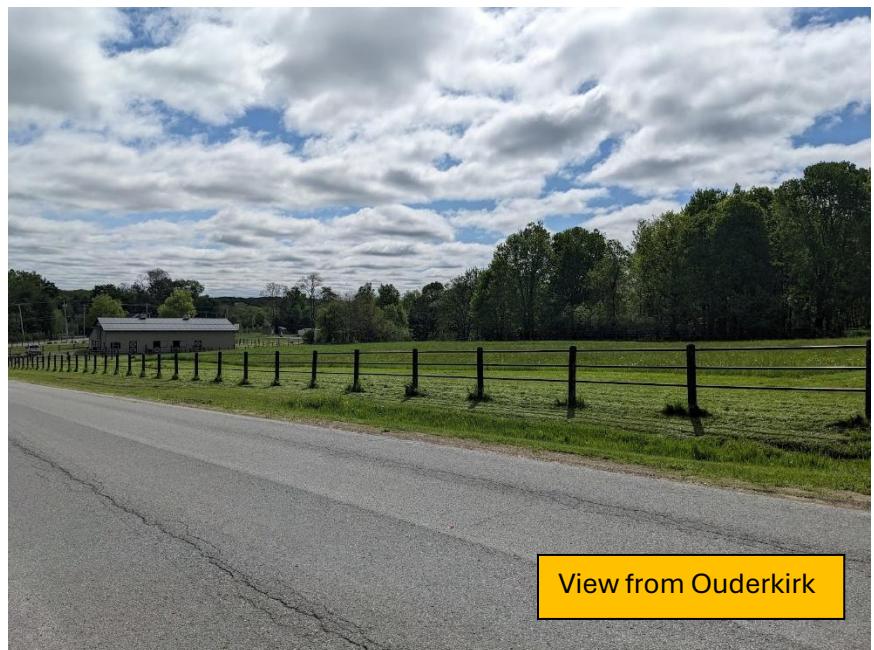

View from Ouderkirk

View near adjacent

Training Ring

Paddocks

Paddocks

Grazing Area

Paddocks

Stalls

Stalls

Stalls

Hay and Feed Area

Tack Room


Tack Room

Barn

Barn Floor

Water for each stall
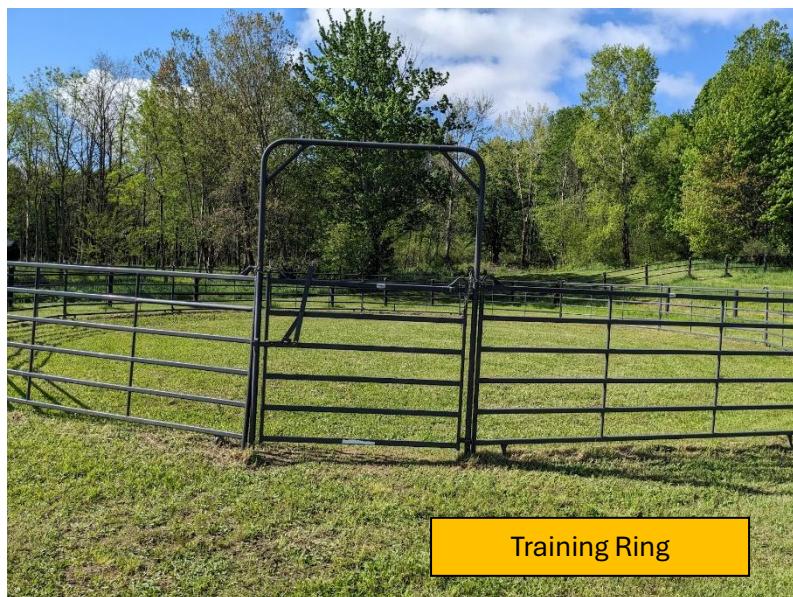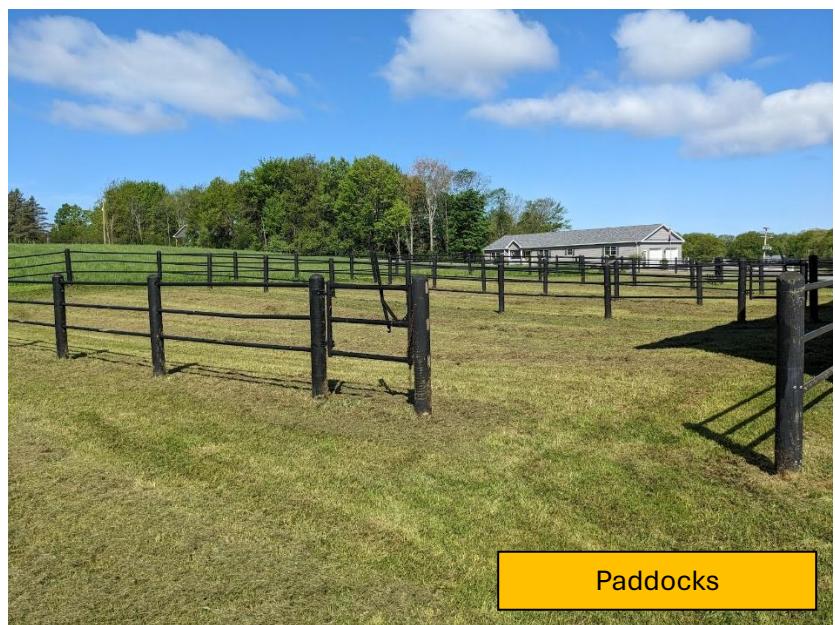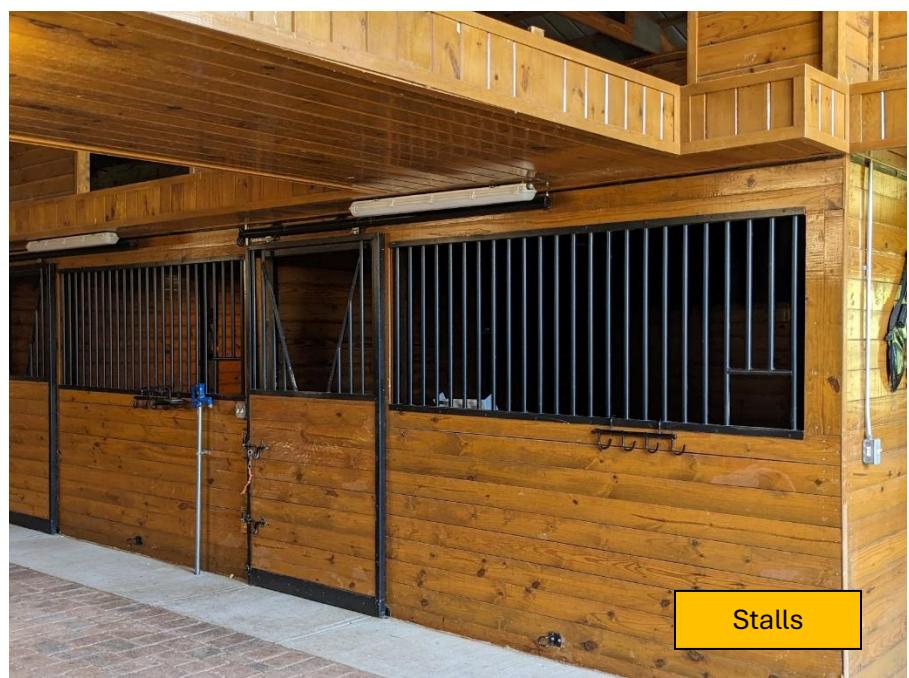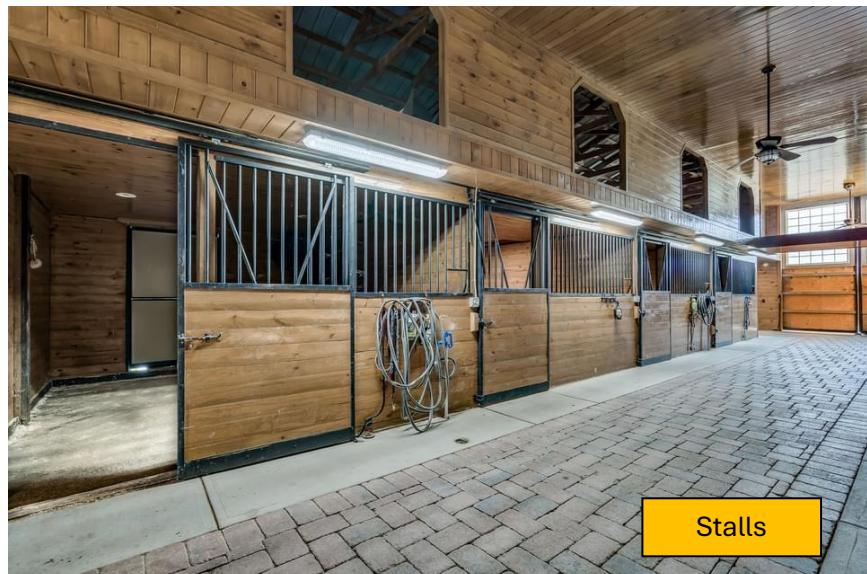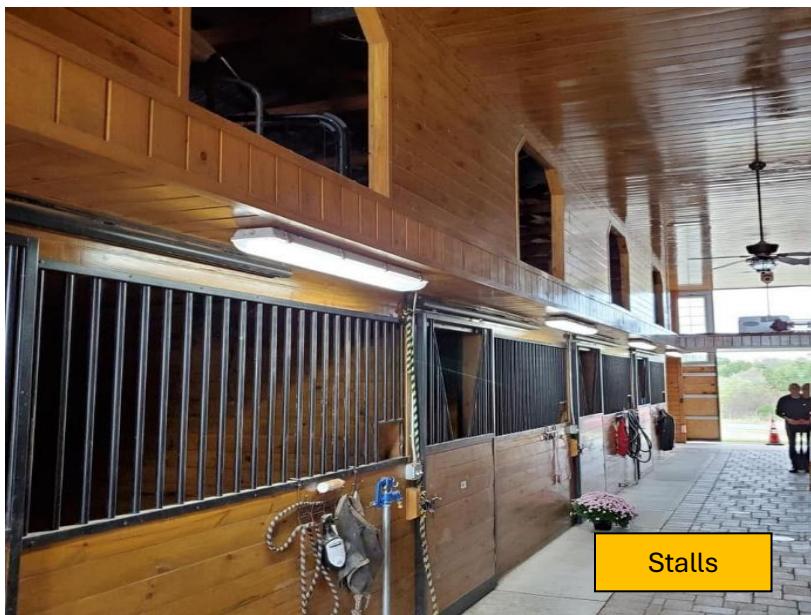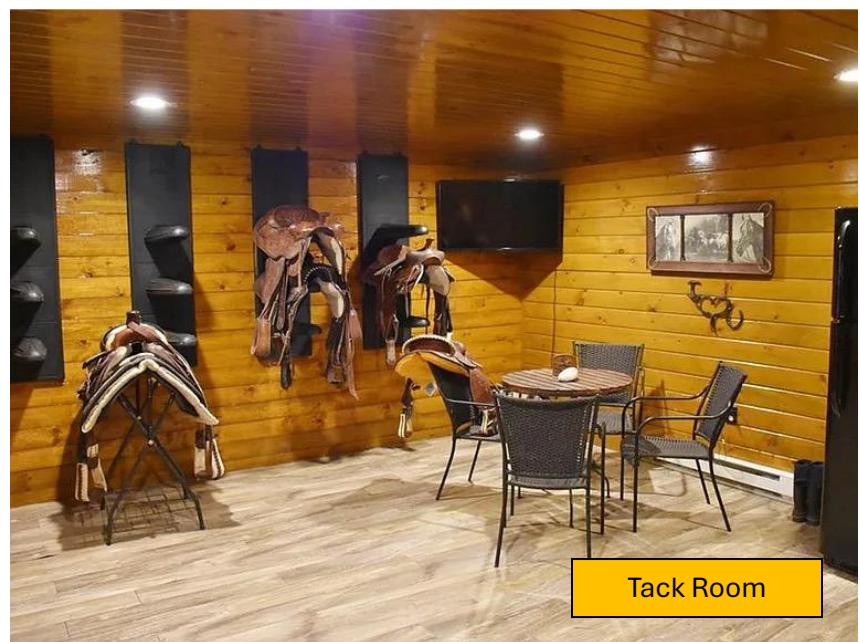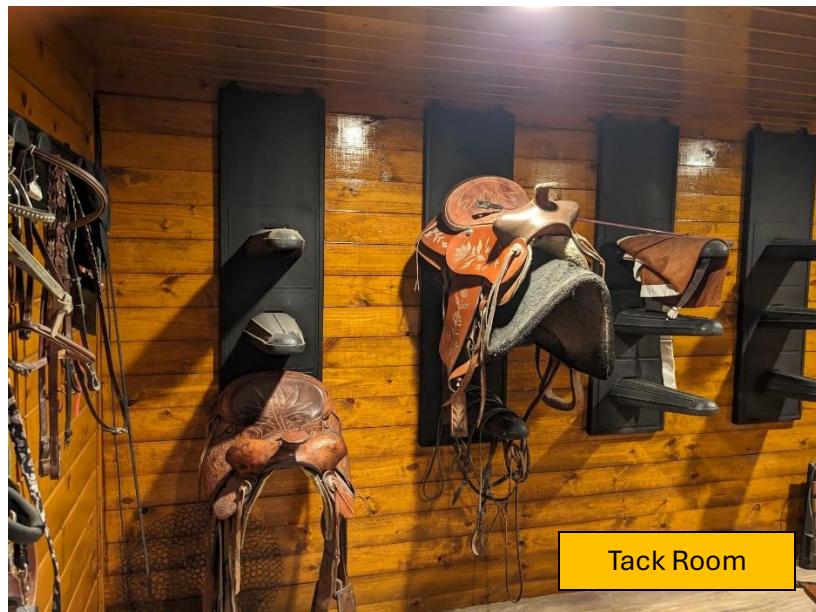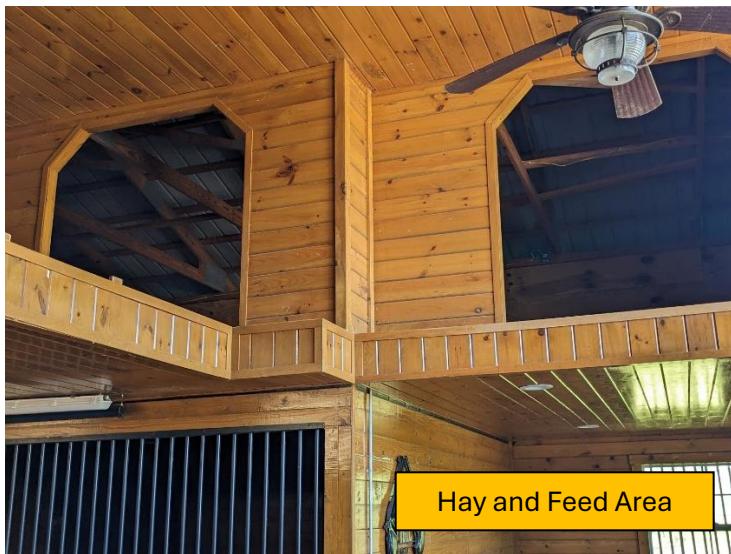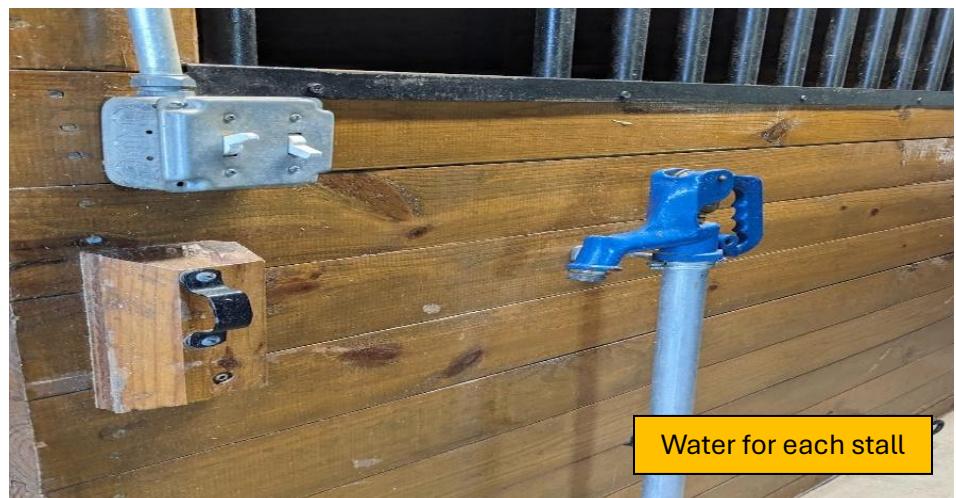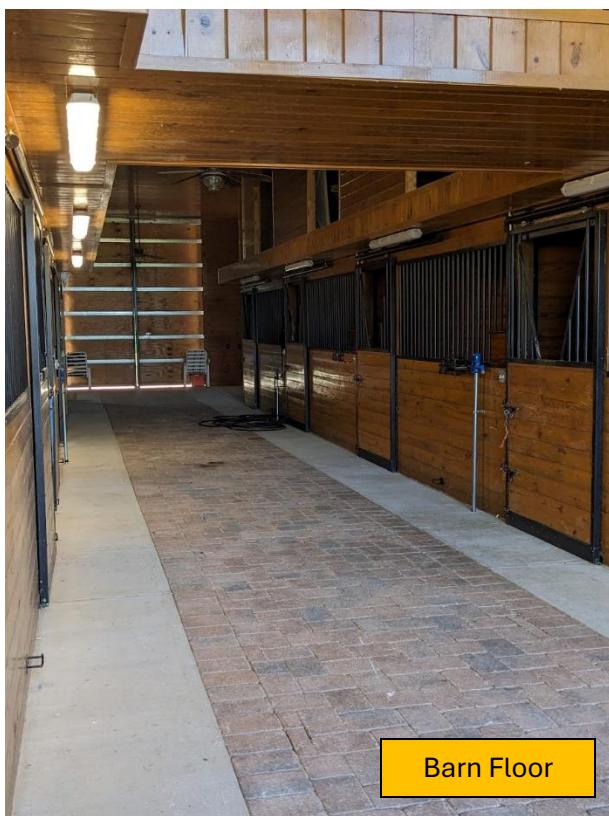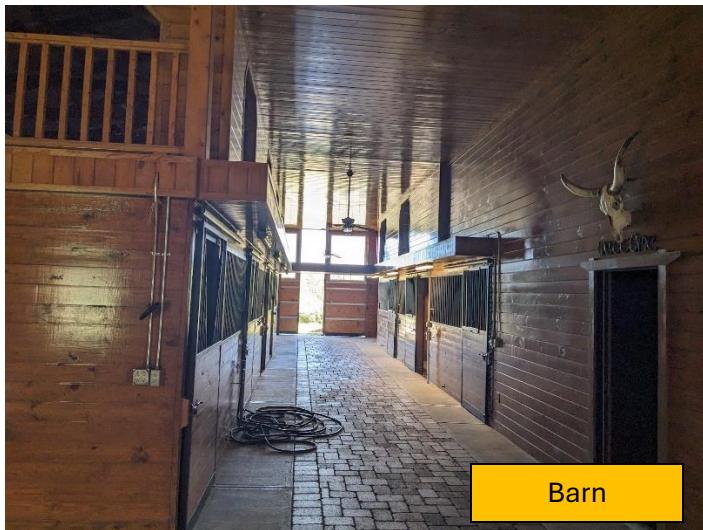
Tax Map – 5 Ouderkirk Road
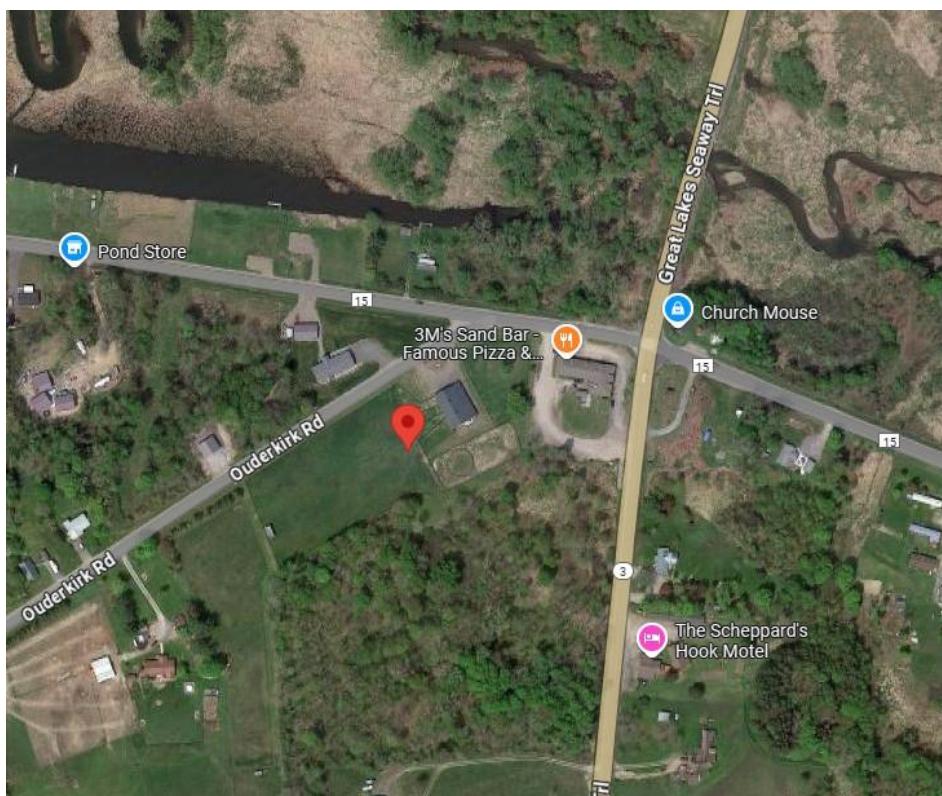
Google Map – 5 Ouderkirk Road

One Bedroom Apartment

The property has a one bedroom apartment on the first floor of the barn. It is approximately 1,384 sf with a full bath, kitchen with appliances, and a walk in closet. The apartment is currently being used by a friend of the seller's and will be vacant Summer, 2025. According to Zillow, the average one bedroom apartment in Oswego County rents for $1,050 per month. The market could support as mucha as $1500 per month, plus utilities.
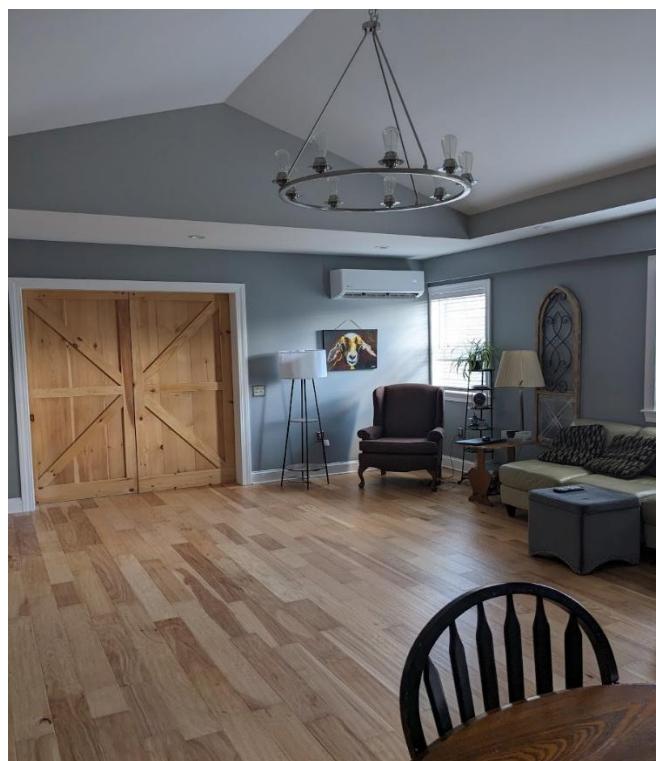
Manager/Trainer's Office

On the second floor of the barn is an office/apartment that could be used for a trainer or managers's office as well as an apartment. Finishes are excellent and a small combo kitchen could be installed. There is a shower and excellent finishes. With some upgrades, this has the potential to add additional revenue to the property.

Additional information

Adjacent to 5 Ouderkirk Road, is approximately 2.54 acres of land, which borders the paddock and small storage building. It is ideally suited for a buyer who wants to build a home next to their equestrian business and/or for expansion of the farm. The is being offered at $105,000.

Tax Map # 028.-00-01-10.02

Municipality – Town of Sandy Creek, County of Oswego

Tentative 2025 FMV - $400   Tentative 2025 Assessment - $179

Zoning – Rural, vacant

2025 County/Town Taxes - $9972   2024-25 School Taxes - $10,378

Water – Public (at street)   Sewer – Private septic (not installed)

Pictures of additional land available

Approximate drive times from –

Downtown Syracuse, NY – 54 minuts

Downtown Rochester, NY – 1 hour, 50 minutes

Downtown Buffalo, NY – 2 hours, 46 minutes

Downtown Watertown, NY – 33 minutes

Midtown Manhatten (NYC) – 4 hours, 30 minutes

Toronto, Ontario, Canada – 3 hours, 54 minutes

5 Ouderkirk Road