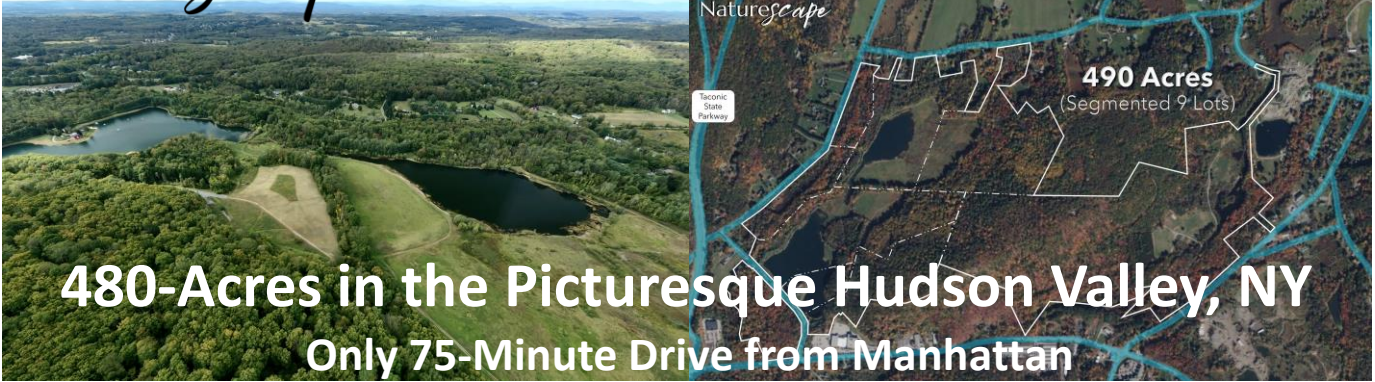


Naturescape TROPHY LAND FOR DEVELOPMENT



480-Acres in the Picturesque Hudson Valley, NY
Only 75-Minute Drive from Manhattan

Consolidation of 9-Lots into One-of-a-Kind Breathtaking Landscape

Unique combination of man-made lakes & natural water attributes with distinct pastoral land, include:

2 private fresh groundwater lakes, 3 ponds, 2 running streams; rolling meadows, majestic forests, mountain, 13 miles of scenic hiking and horseback riding trails throughout; private 487' mountain elevation with an exclusive observatory with awe-inspiring views of Hudson Valley.

An open canvas for exceptional 'As-of-Right' diverse land use options for development, primarily a Luxury Gated Residential Community with resort-style amenities or large Lakefront Family Estate Compound(s).

Variety of subdivision options: sale/exit of lots and/or Spec-Home sales.

Expansion upside for high demand/margin businesses: The separate 9-lots enable additional versatile permitted uses.

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

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.

- 4-minute from private jet & helicopter airport
- 30-minute helicopter ride from Manhattan
- 45-minute drive from Westchester Airport
- 20-minute to Poughkeepsie Amtrak train station
- 75-minute drive from Manhattan
- Proximity to NYC, Westchester, CT, MA, NJ, PA

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

Abundance of options for **outdoor recreation and water activities.**

Significant inherent value-added & cost saving features - estimated value over \$12mil - including paved access/exit roads, in-site gravel roads, high-voltage electric.

Grants and incentives available through New York State and Dutchess County.

Aerial Video: [NatureScape 360° Preview](#)

1st Time Offering: \$17,280,000 ■ 116 Velie Road, Lagrangeville, NY 12540

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