



THIS OLD  
HUDSON

---

TEAM AT HOULIHAN LAWRENCE

EXCLUSIVE LISTING

West Branch Farm





THIS OLD HUDSON

TEAM AT HOULIHAN LAWRENCE

West Branch Farm





# West Branch Farm

THISOLDHUDSON.COM  
@THISOLDHUDSON

Discover the perfect blend of functionality and opportunity at West Branch Farm, a rare chance to own one of the largest properties available in New York State. Spanning over 1,080 acres of prime commercial and mixed-use agricultural land, with an impressive array of facilities and expansive Delaware River frontage, the property currently supports commercial dairy operations and offers a plethora of development potential. Whether you're looking to expand your current agribusiness or develop a new agritourism, solar, or hospitality venture, West Branch Farm offers a premier canvas ripe with opportunity.

**ADDRESS:** 11609 COUNTY ROAD 18, HOBART, NY 13788

**ACRES:** 1,080+ (7 PARCELS)

**MAIN HOUSE:** 7 BEDS | 6 BATHS | 4,358 SQ FT

**GUEST HOUSE:** 4 BEDS | 2 BATHS | 2,200 SQ FT

**ADDITIONAL STRUCTURES:** GAMBREL ROOF BARN, OUTDOOR LEAN-TO STYLE BARN, LOWER HEIFER BARN, CALF BARN, CHICKEN COOP, (2) GARAGE BARN



FOUNDER + ASSOCIATE BROKER

Anthony D'Argenzio

518.821.0826

[anthony@thisoldhudson.com](mailto:anthony@thisoldhudson.com)



ASSOCIATE BROKER

Shaina Marron

718.344.6734

[smarron@houlihanlawrence.com](mailto:smarron@houlihanlawrence.com)

THIS OLD HUDSON TEAM AT HOULIHAN LAWRENCE

## PROPERTY STRUCTURES & HIGHLIGHTS

---



# West Branch Farm

### STRUCTURES

- **HISTORIC MAIN FARMHOUSE:** Historic Greek Revival Home
- **GUEST HOUSE:** Caretaker House with Recently Renovated Kitchen
- **GAMBREL ROOF BARN:** ~80 Stalls with Milking Capacity, Six Birthing Stalls, Two-Story Hay Loft with Drive-Up Access
- **OUTDOOR LEAN-TO STYLE BARN:** ~300 Cow Capacity
- **LOWER HEIFER BARN:** ~100 Heifer Capacity
- **CALF BARN:** Dedicated Space for Young Calves
- **CHICKEN COOP:** Perfect for Poultry Farming
- **TWO GARAGE BARNs:** Equipment and Machinery Storage

### HIGHLIGHTS

- **RIVER FRONTAGE:** 8,000 feet of Delaware River frontage, superb trout fishing
- **ACTIVE FARM CROPS:** Hay, Corn and Alfalfa
- **NATURE TRAILS:** Acres of nature trails for walking, biking, hiking, horseback riding, etc







## PARCEL INFO

---

# West Branch Farm

- **108.-1-16.1 (8.83 acres):** Madison Hill Rd (Drivable Road). Not part of NYC Watershed Easement. Fully Buildable Land. Adjacent to the largest forested parcel. Notated in [blue](#) in image to the right.
- **108.-2-1 (5.3 acres):** Coyote Drive (Drivable Road). Not part of NYC Watershed Easement. Fully Buildable Land. Adjacent to the largest forested parcel. Notated in [blue](#) in image to the right.
- **108.-1-10.1 (245.74 acres):** County Road 18. Located furthest East. Includes farmland on both sides of County Road 18. Part of NYC Watershed Easement.
- **108.-1-5 (513.73 acres):** 11609 County Road 18. Includes the Main Farmhouse, Guest House, and most of the Forested Land. Part of NYC Watershed Easement.
- **108.-1-1.2 (254.78 acres):** County Road 18. Located behind Hunt Slonem's House, bordering Madison Hill Rd. Not part of the NYC Watershed Easement. Fully Buildable Land. Some Deed Restrictions on Commercial Activity.
- **87.-2-15 (38.7 acres):** State Hwy 10. Farmland located across the River from the Main House Parcel. Part of the NYC Watershed Easement.
- **87.-2-12 (13.52 acres):** State Hwy 10. Farmland located directly behind the South Kortright School and across the River from the Main House Parcel. Part of the NYC Watershed Easement.









## RECENT IMPROVEMENTS

---



# West Branch Farm

- Full Interior and Exterior Painting of Main House (2023)
- New Custom Wood Storm Windows & Screen Inserts in Main House (2023)
- Floors Refinished in Main House (2013)
- New Bathroom in Main House (2013)
- Barn Fully Painted
- New Roof on Main House
- New Roof on Barn
- New Kitchen in Guest House (2023)







## PROPERTY TAXES

---



# West Branch Farm

### COUNTY TAXES

- 11609 County Road 18, Stamford, NY 12167 + 108.-1-5 = \$29,905.01 (Return School Tax Amount = \$17,439.51)
- County Road 18, Stamford, NY 12167 + 108.-1-10.1 = \$5,750.67 (Return School Tax Amount = \$3,358.15)
- Madison Hill Rd, Stamford, NY 12167 + 108.-1-16.1 = \$588.16
- County Road 18, Stamford, NY 12167 + 108.-1-1.2 = \$10,503.07
- Coyote Drive, Stamford, NY 12167 + 108.-2-1 = \$958.96
- State Hwy 10 Kortright: 87.-2-15 = \$921.69
- State Hwy 10 Kortright: 87.-2-12 = \$352.83

### SCHOOL TAXES

- 11609 County Road 18, Stamford, NY 12167 + 108.-1-5 = \$15,823.89
- County Road 18, Stamford, NY 12167 + 108.-1-10.1 = \$3,047.05
- Madison Hill Rd, Stamford, NY 12167 + 108.-1-16.1 = \$312.65
- County Road 18, Stamford, NY 12167 + 108.-1-1.2 = \$5,505.36
- Coyote Drive, Stamford, NY 12167 + 108.-2-1 = \$509.76
- State Hwy 10 Kortright: 87.-2-15 = \$486.56
- State Hwy 10 Kortright: 87.-2-12 = \$13.52







FURNISHED OPTION

---

## West Branch Farm

Please inquire for further details regarding possible furnished options.

Please note that any furniture sale will be handled outside of the property sale.









## NEARBY

---

# West Branch Farm

### AMENITIES/DESTINATIONS

- Plattekill Mountain
- Belleayre Mountain Ski Center
- Roxbury Motel
- Catskill Mountain Domes
- Relay State Forest
- Plattekill State Forest
- The Hidden Inn
- Tavern 1897
- Old Mill Inn
- Bovina Farm & Fermentory

### CITIES/TOWNS

- 7 minutes to Hobart, New York
- 15 minutes to Bovina, New York
- 15 minutes to Stamford, New York
- 2.5 hours to George Washington Bridge, New York

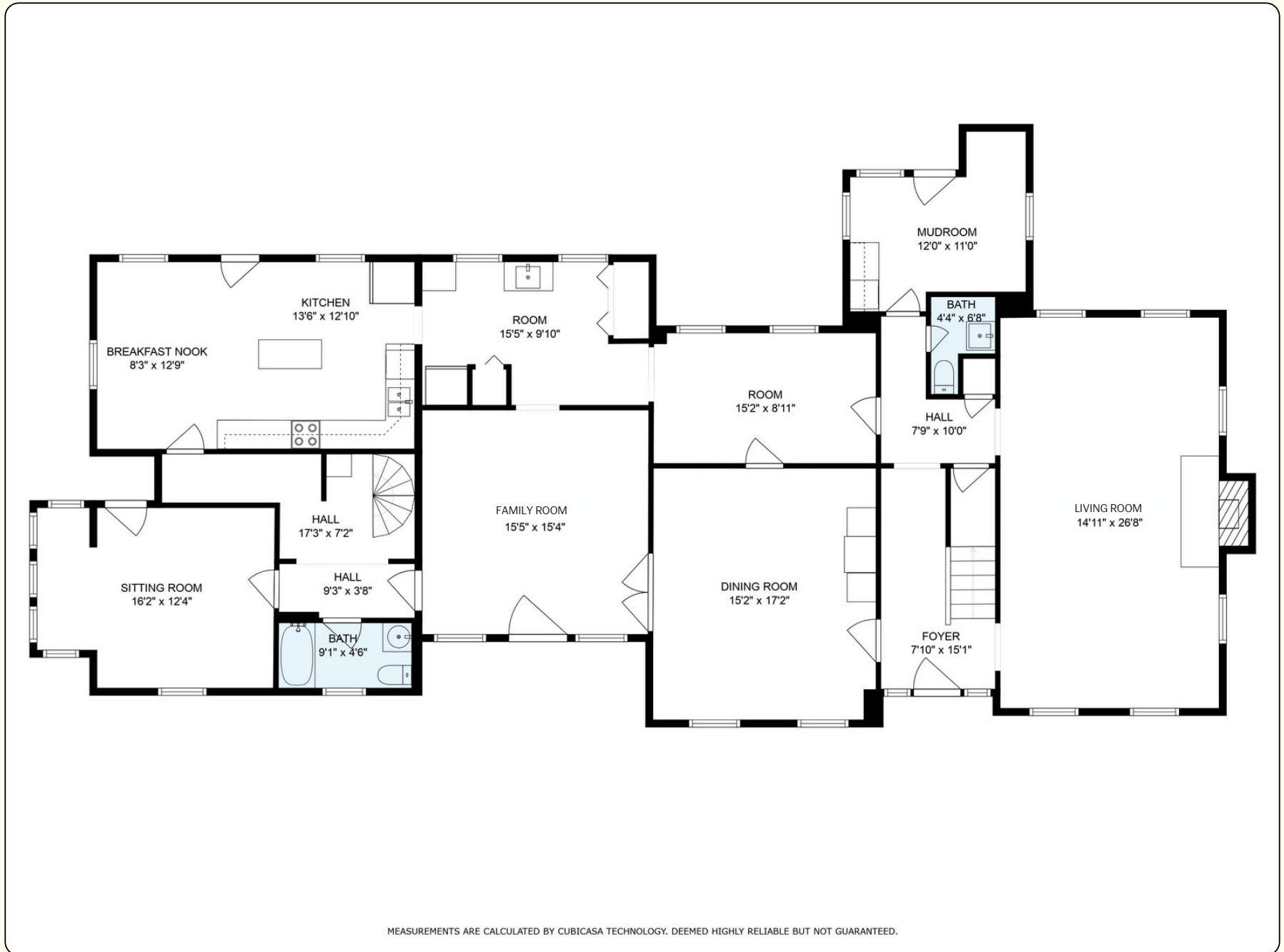






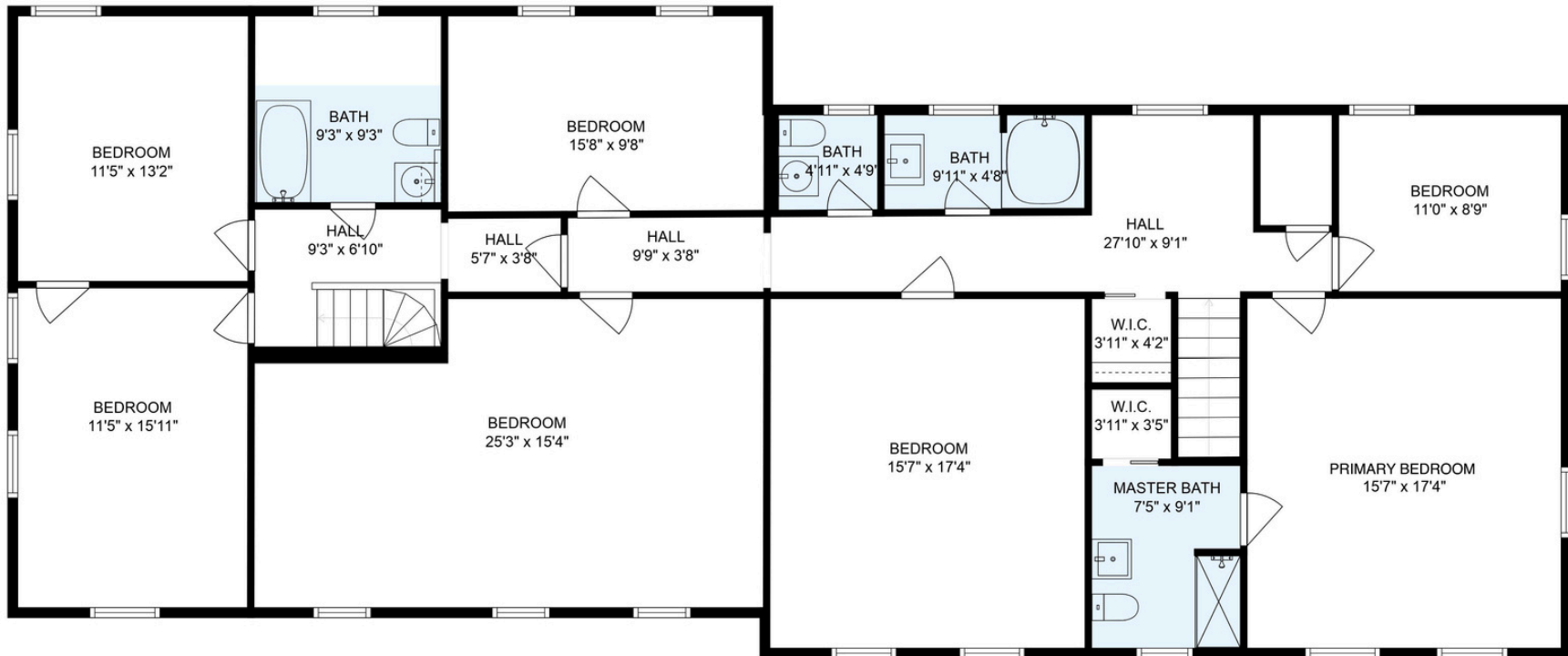


# FLOOR PLANS: MAIN HOUSE | 1ST FLOOR





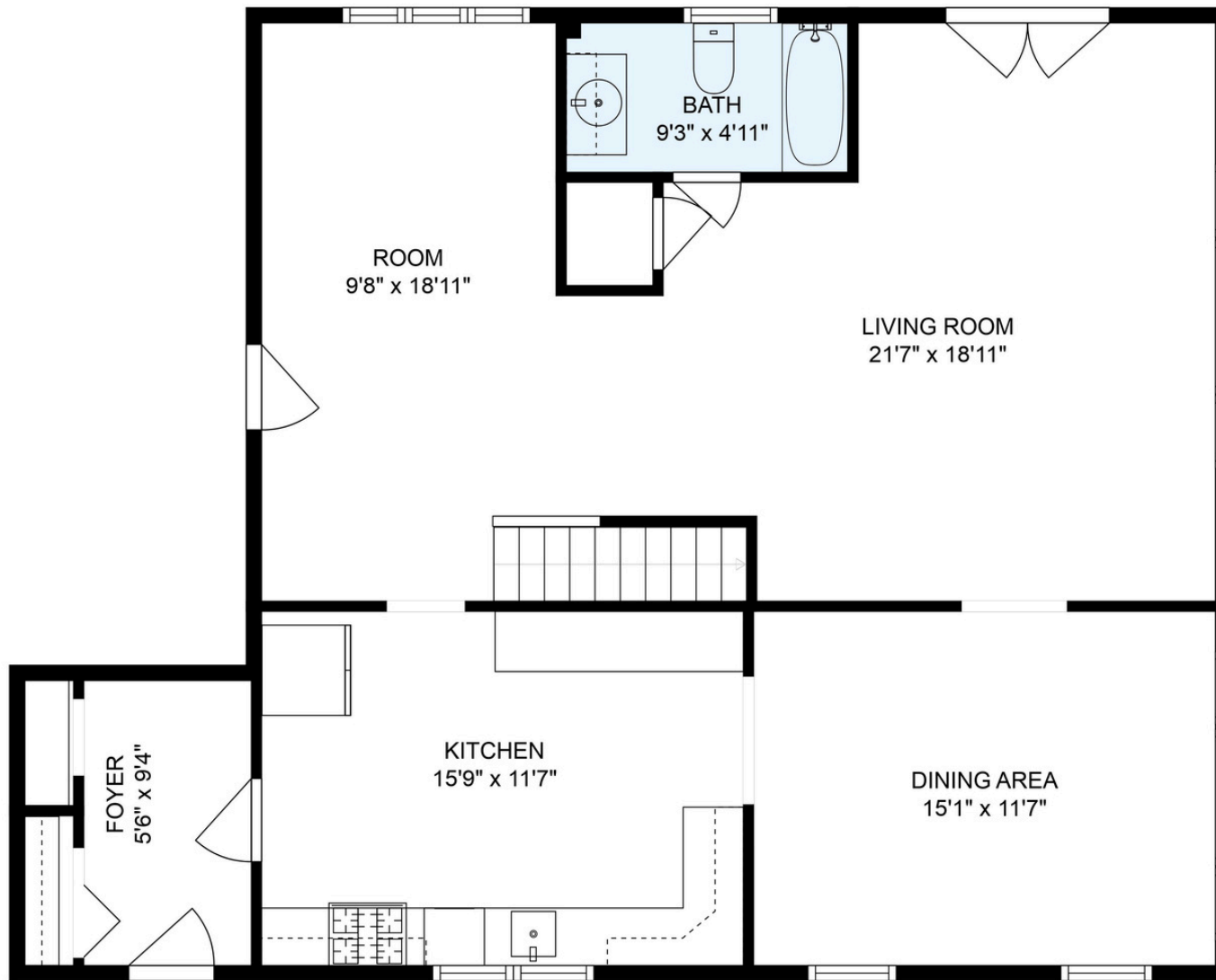
# FLOOR PLANS: MAIN HOUSE | 2ND FLOOR



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



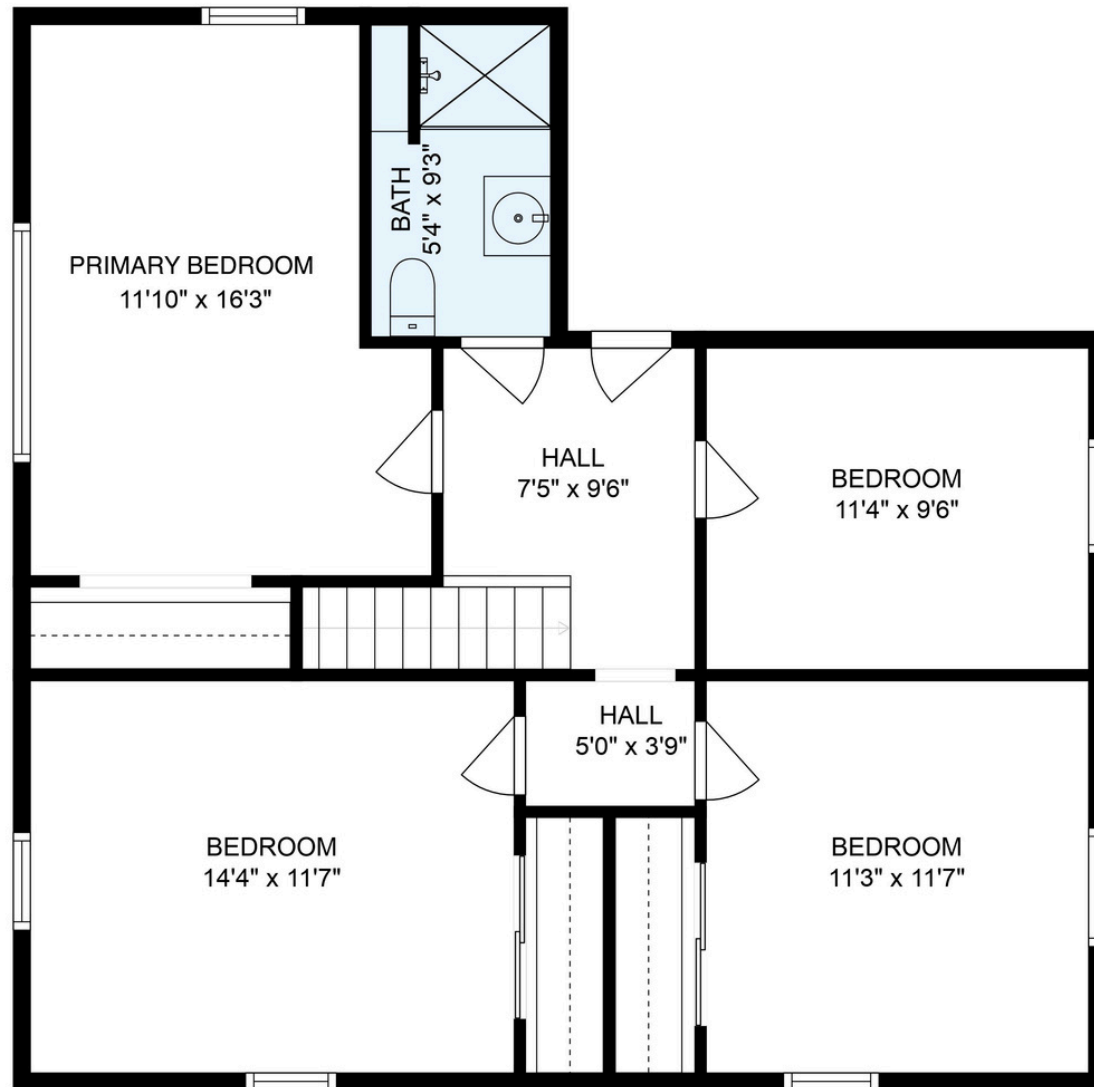
# FLOOR PLANS: GUEST HOUSE | 1ST FLOOR



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# FLOOR PLANS: GUEST HOUSE | 2ND FLOOR



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







THIS OLD  
HUDSON

---

TEAM AT HOULIHAN LAWRENCE