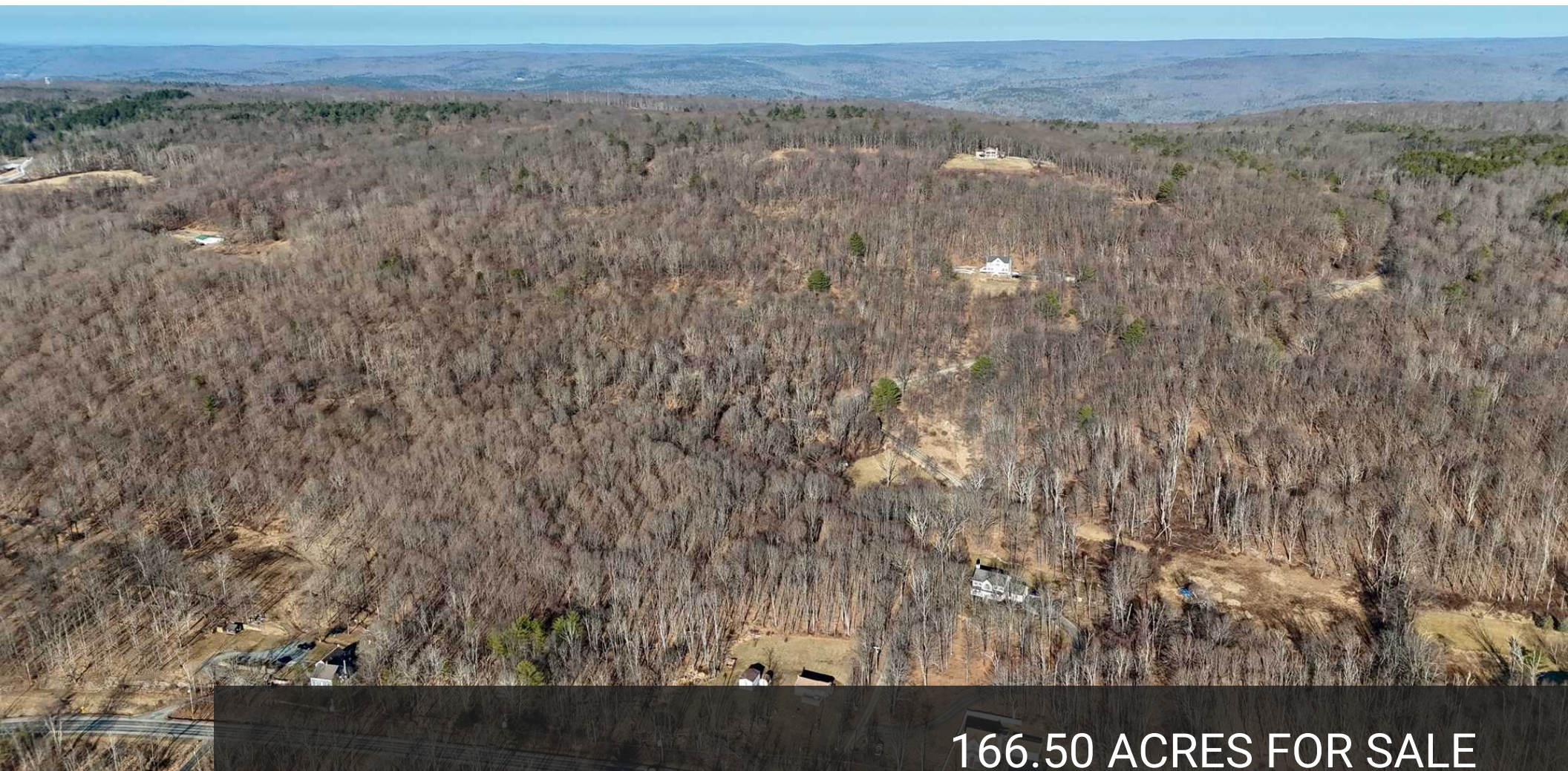


LAND FOR SALE

# 411 OLD MOUNTAIN RD. OTISVILLE, NY 10963

411 OLD MOUNTAIN ROAD, OTISVILLE, NY 10963



## 166.50 ACRES FOR SALE

### KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

### PRESENTED BY:

#### MATTHEW GIBBS

NY RE Associate Broker  
O: (845) 610-6088  
C: (845) 551-7292  
mattgibbs@kwcommercial.com  
10301219733, New York

#### JASON MCGOVERN, CRE

NY RE Associate Broker  
O: (845) 610-6065  
C: (914) 760-7331  
jasonmcgovern@kw.com  
10301205773, New York

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# TABLE OF CONTENTS

411 OLD MOUNTAIN ROAD



## MATTHEW GIBBS

NY RE ASSOCIATE BROKER

O: (845) 610-6088

C: (845) 551-7292

mattgibbs@kwcommercial.com

10301219733, New York

## JASON MCGOVERN, CRE

NY RE ASSOCIATE BROKER

O: (845) 610-6065

C: (914) 760-7331

jasonmcgovern@kw.com

10301205773, New York

Property Summary	3
Property Description	4
Site Plan	5
Home Site Plan	6
Property Photos	7
Regional Map	8
Aerial Map	9
480a Forest Tax Law	10
Attachment 1	11
Disclaimer	12

## KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated



## PROPERTY SUMMARY

411 OLD MOUNTAIN ROAD



### Property Summary

Lot Size:	166.50 Acres
Price:	\$825,000
Zoning:	RAG-2

### Property Overview

A significant portion of this land is enrolled in the NYS s480a Forestry Tax Reduction Program.

### Location Overview

Positioned near Route 211 and I-84, allowing for easy travel to Middletown, Port Jervis, and surrounding Hudson Valley areas. Close to local schools, shopping centers, and recreational facilities while maintaining a rural charm.

## PROPERTY DESCRIPTION

411 OLD MOUNTAIN ROAD



### Undeveloped Land Available

This expansive 166.5-acre property spans two parcels, with 137.2 acres in Orange County and 29.3 acres in Sullivan County, offering endless possibilities for recreation, forestry production, or investment. A fully approved homesite is located on the southeast portion of the property, with approval in place for a 3-bedroom, 2,800 sq ft dwelling—providing a ready-to-build opportunity. A significant portion of this land is enrolled in the NYS s480a Forestry Tax Reduction Program, substantially lowering property taxes while restricting development and tree removal within designated forestry areas. These parcels cannot be subdivided. Nestled in a serene yet accessible location, this vast property is ideal for outdoor enthusiasts, offering excellent opportunities for hiking, ATV riding, hunting, mountain biking, and more. Whether you're looking for a private retreat or a valuable forestry investment, this property presents a rare and unique opportunity. Don't miss out—schedule a viewing today!



# SITE PLAN

411 OLD MOUNTAIN ROAD

**AASHTO SIGHT DISTANCE DATA**  
FOR COUNTY HIGHWAY PERFORMANCE STANDARDS - 2 LANE - PROPOSED CASE  
FOR APPROXIMATE GRADES FROM -1% TO +1%

LOT #	SPEED LIMIT (MPH)	CROSS RTH SIGHT DISTANCE (FEET)		CROSS RTH SIGHT DISTANCE (FEET)		CROSS RTH SIGHT DISTANCE (FEET)		STOPPING	
		REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL
1	35	485	>1,170	335	415	325	405	335	>1,170
2	35	485	>1,170	335	415	325	405	335	>1,170
3	35	485	385	335	415	325	405	335	485
4	35	485	385	335	415	325	405	335	485



## NYSDEC FORESTRY

COMMITTED	= 128.2 ACRES
INELIGIBLE	= 4.0 ACRES
NON-COMMITTED	= 48 ACRES

## SUMMARY TABLE OF LOT AREAS

LOT #	LOT AREA (ACRES)
1	3.06
2	3.71
3	4.89
4	166.5
TOTAL	178.2

## NOTES:

1. THERE SHALL BE NO CUTTING DOWN OF CLEARING OF TREES BETWEEN APRIL 1ST AND NOVEMBER 1ST TO PREVENT DISTURBANCE OF NESTING FOR THE NORTHERN LONG-EARED BAT.
2. ALL LAND DISTURBANCE ACTIVITIES SHALL TAKE PLACE DURING THE BIRD NESTING PERIODS OF DISTURBANCE (APRIL THROUGH APRIL 1ST) UNLESS THE APPLICANT OF THIS SPECIES IS CONFIRMED BY A PROFESSIONAL ECOLOGIST AT THE TIME OF THE PROPOSED LAND DISTURBANCE.
3. ANY FUTURE DEVELOPMENT BEYOND THE APPROVED PLANS SHALL REQUIRE REVIEW AND APPROVAL FROM THE TOWN OF MOUNT HOPE PLANNING BOARD.

11/06/20	REVIEWED COUNTY DETAILS	11/16/20	REVIEWED COUNTY DETAILS
01/11/20	REVIEWED FOR COUNTY COMMENTS	01/17/20	REVIEWED FOR COUNTY COMMENTS
04/08/20	FOR SIGNATURE	04/08/20	FOR SIGNATURE
03/02/20	REVIEWED FOR 02/16/20 COMMENTS	02/02/20	FOR FINAL APPROVAL
01/21/20	INCORPORATED REVISIONS FOR TEST DATA	01/22/20	FOR FINAL APPROVAL
06/02/19	INCORPORATED PRELIMINARY SURVEY DATA	06/02/19	PLANNING BOARD
06/01/19	INCORPORATED PRELIMINARY SURVEY MAP	06/01/19	STANDING BOARD OF APPEALS
01/11/19	REVIEWED FOR 12/16/19 COMMENTS	01/11/19	PLANNING BOARD

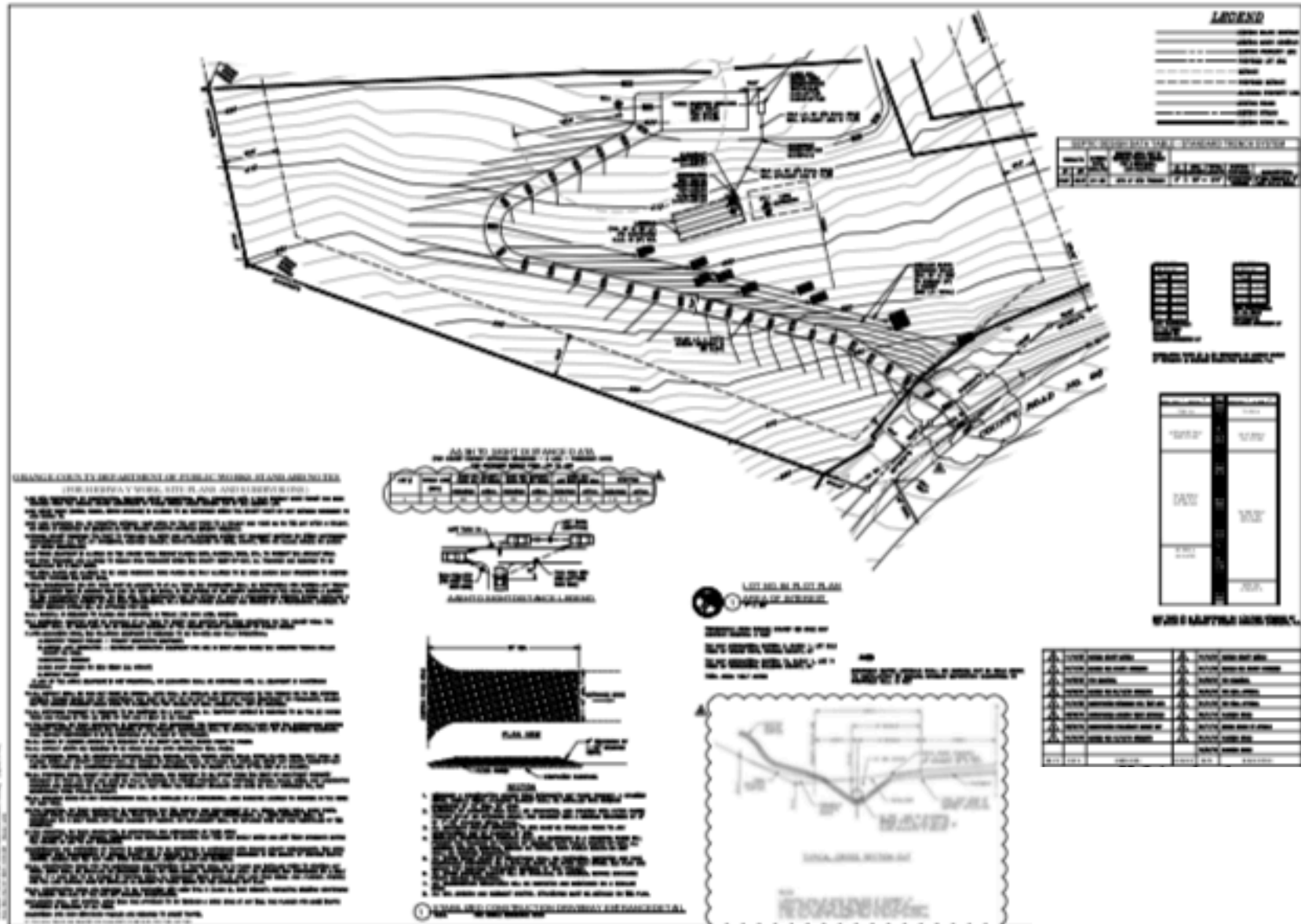


## LOT LAYOUT

TAX MAP DESIGNATION: SECTION 2, BLOCK 1, LOT 30.2  
TOWN OF MOUNT HOPE, ORANGE COUNTY, NY  
TAX MAP DESIGNATION: SECTION 75, BLOCK 1, LOT 71  
TOWN OF MAMAKATING, SULLYMAN COUNTY, NY  
TOTAL AREA: 148.9 ACRES, ORANGE COUNTY, NY  
TOTAL AREA: 24.3 ACRES, SULLYMAN COUNTY, NY  
TOTAL AREA COMMITTED: 178.2 ACRES, PRELIMINARILY WOODED.



411 OLD MOUNTAIN ROAD





## PROPERTY PHOTOS

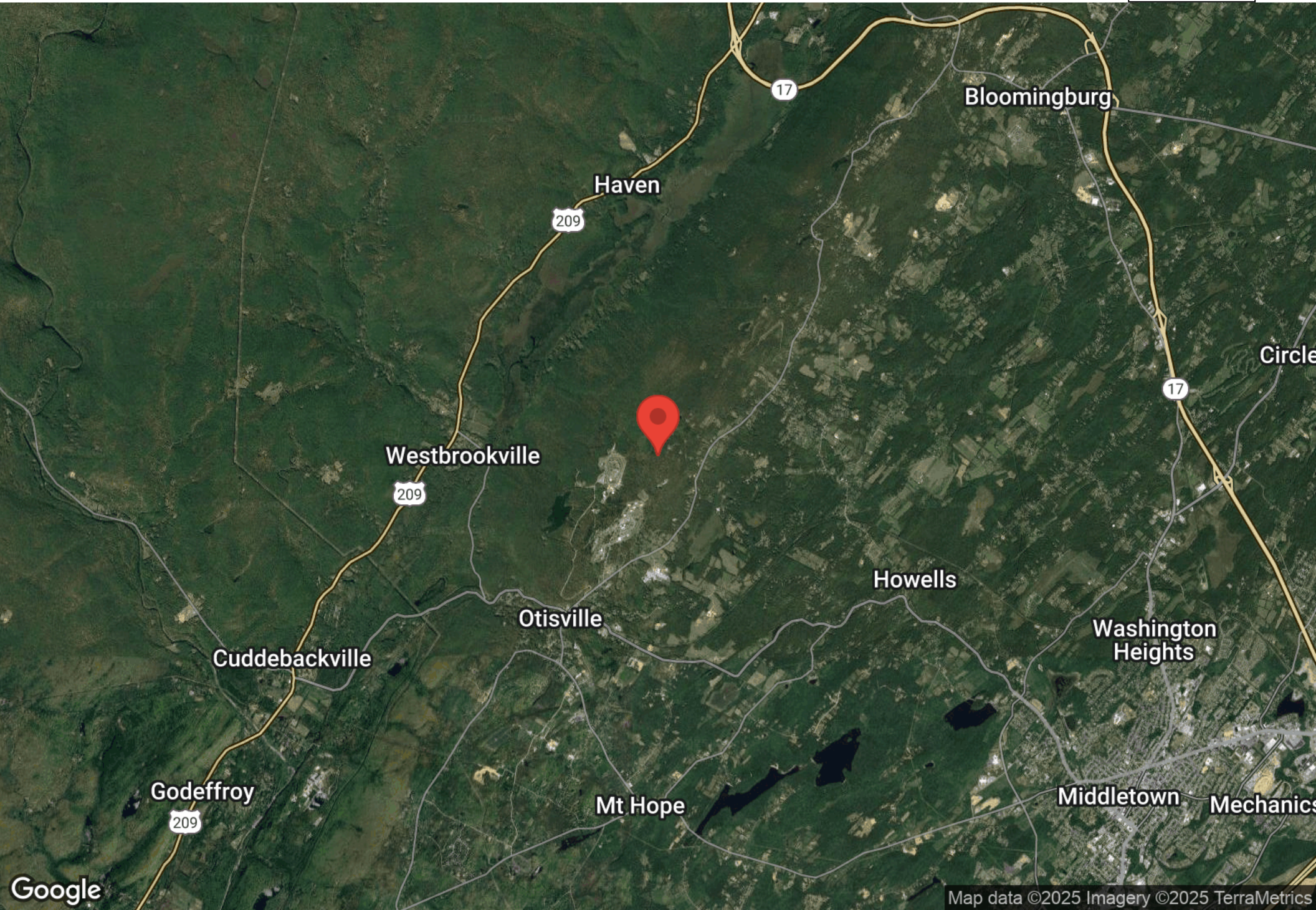
411 OLD MOUNTAIN ROAD





## REGIONAL MAP

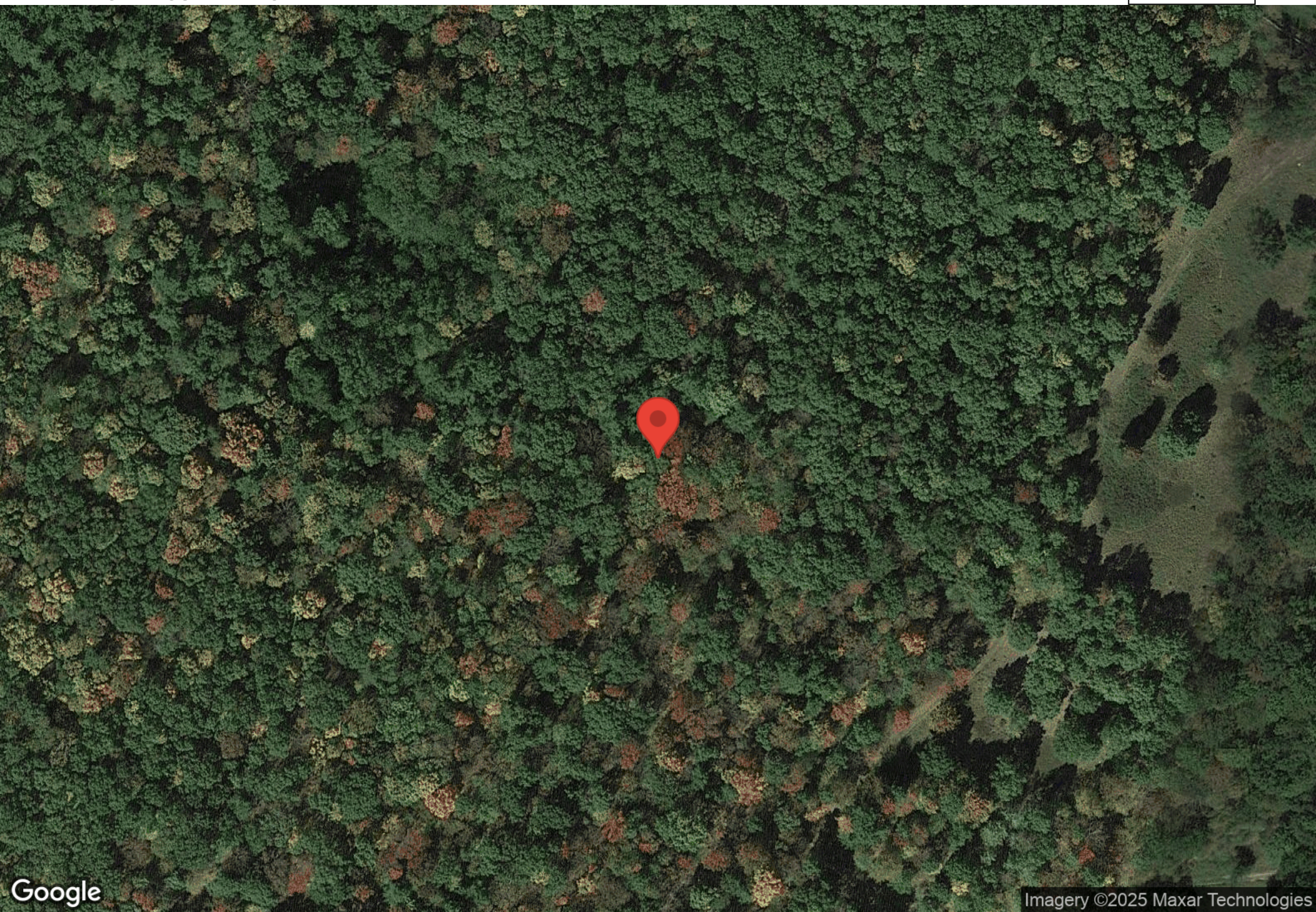
411 OLD MOUNTAIN ROAD





## AERIAL MAP

411 OLD MOUNTAIN ROAD





# 480A FOREST TAX LAW

411 OLD MOUNTAIN ROAD

An official website of New York State.  
Here's how you know



https://ny.gov

Department

of

Environmental

Conservation

Things

To Do

Places

to Go

Nature

Environmental

Protection

Regulatory

News

Get

Involved

About

Search

</>



## 480a Forest Tax Law

Draft revisions have been proposed to the existing Part 199 regulations implementing the Forest Tax Law Program. Please note that current rules and regulations are still in effect and should be followed. Learn more.

To encourage the long-term management of woodlands to produce forest crops and thereby increase the likelihood of a more stable forest economy, in 1974 the State of New York enacted the 480a Forest Tax Law to qualifying owners. View the section of the Real Property Tax Law <https://www.nysenate.gov/legislation/laws/rpt/480-a> or the regulations that implement the law.

- Proposed Changes to the Forest Tax Law
- How the Forest Tax Law Works
- Stakeholder Meetings and Webinar, Spring 2019
- Forms for landowners and cooperating foresters

### Proposed Changes to the Forest Tax Law

In 2022 DEC filed draft amendments to the State's existing 6 NYCRR Part 199 Forest Tax Law regulations. These proposed regulatory changes are currently under review and current regulations are still in effect. More detailed information on the changes can be found on the Lands and Forests Regulatory Revisions page </regulatory/regulations/proposed-emergency-recently-adopted-regulations/lands-forests-revisions>.

The public comment period ended on January 27, 2025. DEC hosted two virtual public comment hearings on January 21, 2025. View the 2 p.m. and 6 p.m. hearing recordings.

### How the Forest Tax Law Works

#### Eligible Lands and Landowners

Any tract of forest land is eligible if it consists of at least 50 contiguous acres, exclusive of any portion not devoted to the production of forest crops. lands divided by state, county or town roads, energy transmission corridors and similar facilities, but not limited-access highways, are considered contiguous for purposes of this act.

To be eligible, any timber harvest conducted within three years prior to application must have been conducted in accordance with a sound forest management program.

Any owner of forest land may apply whether he or she is an individual, private corporation, industry, partnership, association, firm, trust, estate or any other private legal entity, excluding government entities.

#### Determining if the Forest Tax Law Program is For You

An owner must first decide if he or she is willing to commit land to the production of forest crops and to follow a management plan, prepared by a forester and approved DEC, for the next succeeding ten years beginning each year that they receive a tax exemption. This decision can be made only after an analysis of the investments required by the plan, income from forest product sales and associated stumpage.

Tax savings may vary considerably for different properties. An owner must first determine the likely exemption to apply to his or her property and estimate the resultant tax reduction, if any. It is possible that there would be no savings. If this analysis shows that a tax reduction can be obtained, a forester should be consulted for professional advice about the approximate costs of preparing a management plan and making investments in the forest which may be required by the plan.



## MEET OUR TEAM

---



### JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

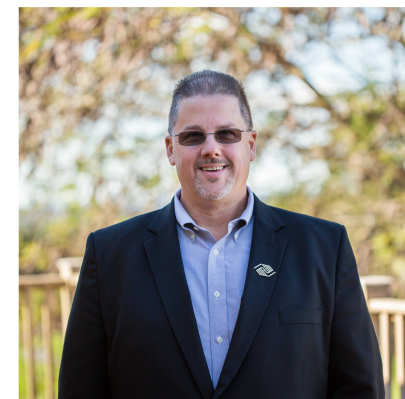
### MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.





## DISCLAIMER

411 OLD MOUNTAIN ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

### PRESENTED BY:

#### MATTHEW GIBBS

NY RE Associate Broker  
O: (845) 610-6088  
C: (845) 551-7292  
mattgibbs@kwcommercial.com  
10301219733, New York

#### JASON MCGOVERN, CRE

NY RE Associate Broker  
O: (845) 610-6065  
C: (914) 760-7331  
jasonmcgovern@kw.com  
10301205773, New York

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.