

THE FARM UPSTATE

OFF-MARKET
20+ ACRES
MIXED-USE
CASH FLOWING
SELLER FINANCING
DEVELOPMENT OPPORTUNITY
ENTITLED FOR 55 RV CAMPER PADS
90 MINUTES TO NEWYORK CITY
\$5.5M



TEAM V/A

THE FARM UPSTATE
OFFERING MEMORANDUM
AUGUST 2025

DISCLAIMER + LIMITING CONDITIONS

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by R New York or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without prior written authorization. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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LOW TOUCH DEVELOPMENT OPPORTUNITY

Through thoughtful landscaping, light renovation of existing structures, and creative programming— this 20+ acre, mixed-use property can be repositioned as a hospitality destination—

a restful and inspiring roadtrip stop at the gateway to the Hudson Valley.

With the right team and a simple brand story, this blank slate will become a reason to pull over, and maybe even stay the night.

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CONCEPT
RV PARK • FARM • RETREAT



HERITAGE BRAND

Warm. Nostalgic.
Something for Everyone.



CULINARY OUTPOST

Field Pantry. Open Flame Cooking.
Chef-in-Residence.



MODERN WELLNESS

Designed Rituals. Restful Architecture.
Nature-Based Restoration.

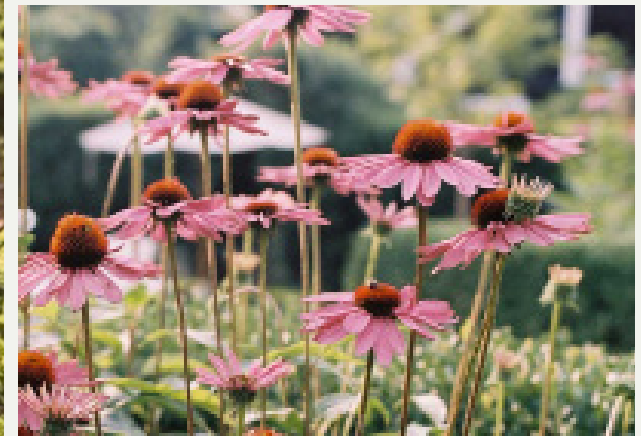
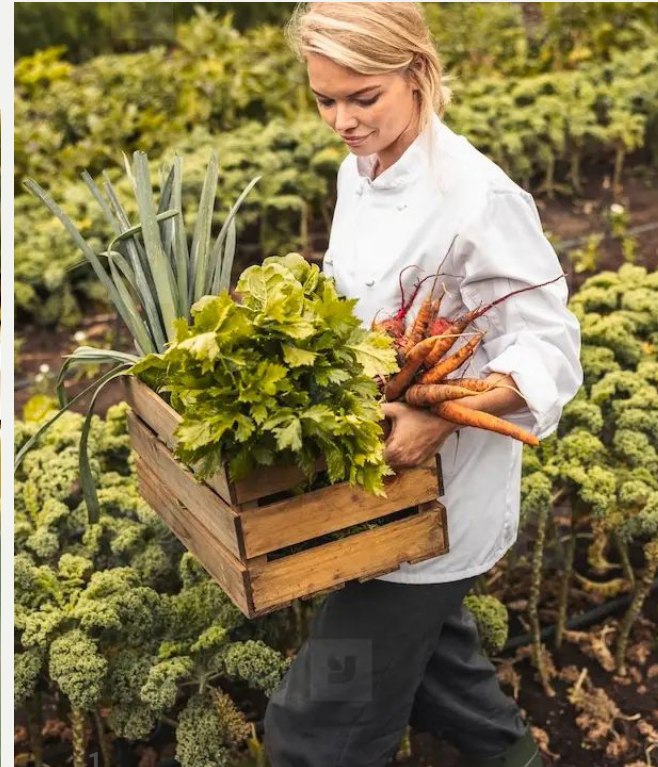
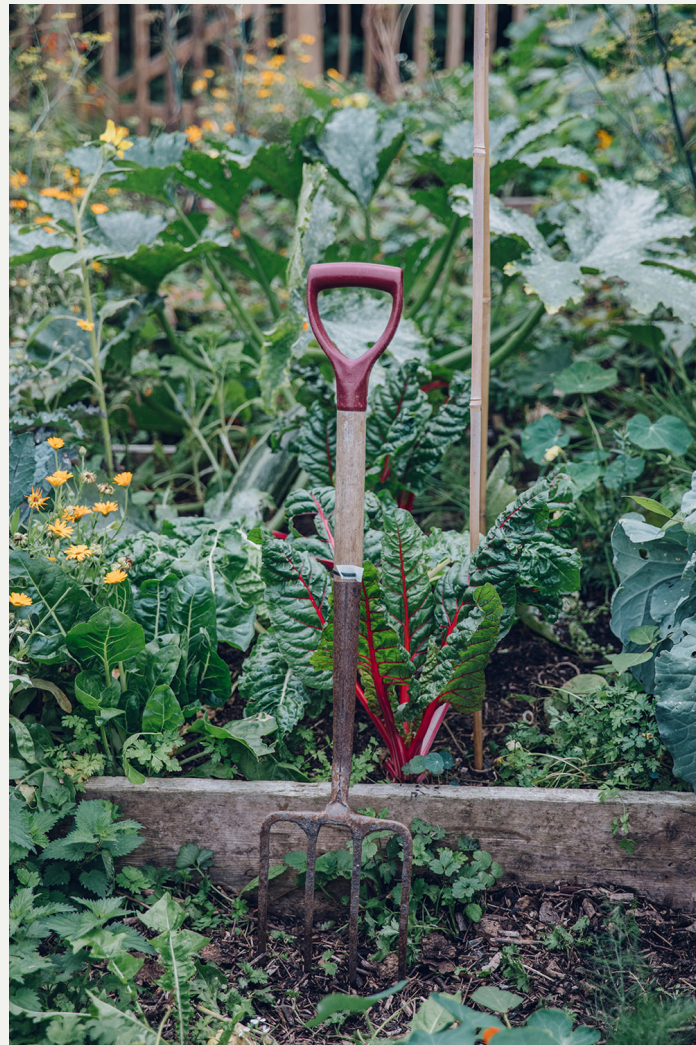
LOOK + FEEL
NOSTALGIC • ELEMENTAL • AMERICAN EASE



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LANDCAPE SCHEMATIC

CHEF'S GARDEN • HOPS + APPLES • WILDFLOWERS



PROPOSED USE

SITE PLAN

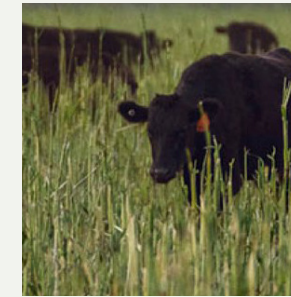
ELEGANT GROUNDS • HIDDEN PATHS • LOCAL FLAVOR



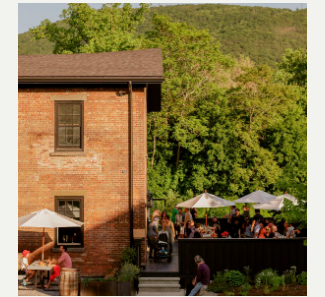
1
55 Site RV Park



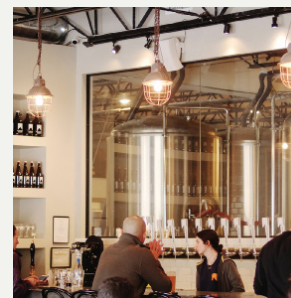
2
Fire Pits



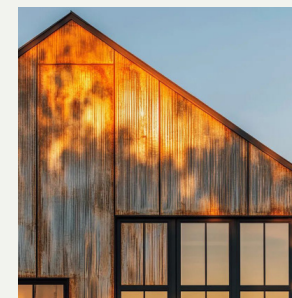
3
Farmland



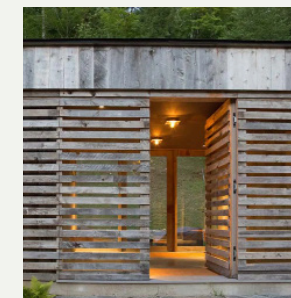
4
Beer Hall + Canteen



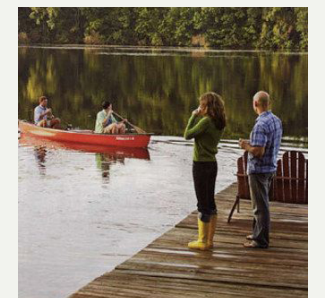
5
Brewery + Cidery



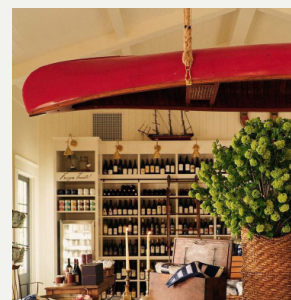
6
Farm Tenants



7
Wellness Barn



8
Lake Activities



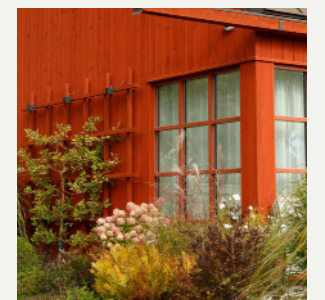
9
Country Store



10
Outdoor Dining



11
Horses + Rentals



12
Lakeside Restaurant

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CAMPER SITES
AIRSTREAMS • GLAMPING • 90S DETAILS



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BEER HALL + CANTEEN
PICNIC PROVISIONS • WARM • LIVE MUSIC

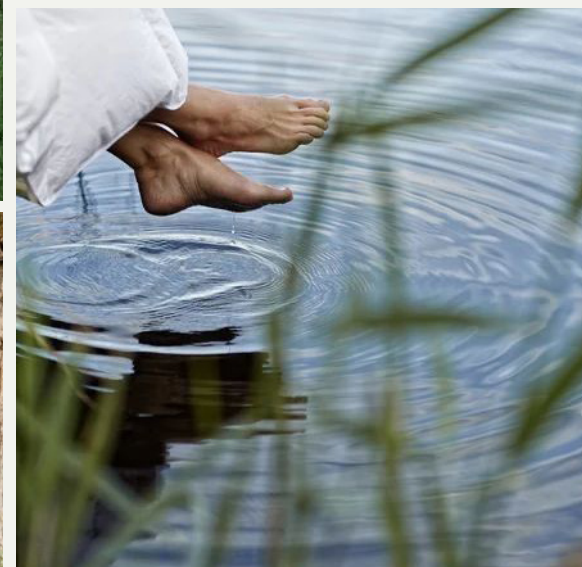
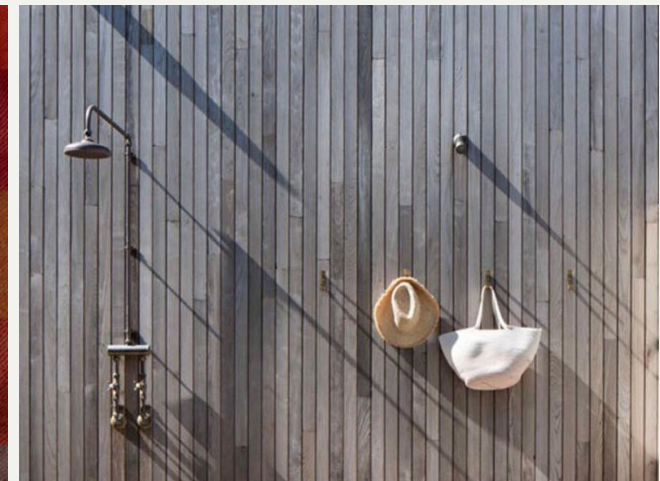


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WELLNESS BARN

PRE-FAB • SCANDINAVIAN SIMPLICITY • AMERICANA DETAILS



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REVENUE STREAMS

FIELD EXPERIENCES

SLOW ADVENTURES • SEASONAL SKILL BUILDING • LAND BASED JOY



INSTRUCTIONAL

Open-Fire Cooking
Seasonal Canning
Wild Foraging Walks
Fishing Lessons
Farm Tours + Harvest Help
Knot Tying + Camp Craft
Wildflower Arranging

MOVEMENT + RESTORATION

Yoga in the Meadow
Cold Creek Plunges
Guided Forest Bathing
Archery
Axe Throwing

GEAR-BASED RENTALS

Off-Road Utility Vehicles
Canoes for the Creek
Lawn Games

GUIDED OUTINGS

Scenic Hikes
Rock Climbing + Bouldering
Carriage Rides



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EVENTS+ BUYOUTS

WEDDINGS • CORPORATE RETREATS • FAMILY REUNIONS



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LAKESIDE DINING

COMMUNAL • SEASONAL TALENT • CULINARY DESTINATION



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ASSET OVERVIEW

EXECUTIVE SUMMARY

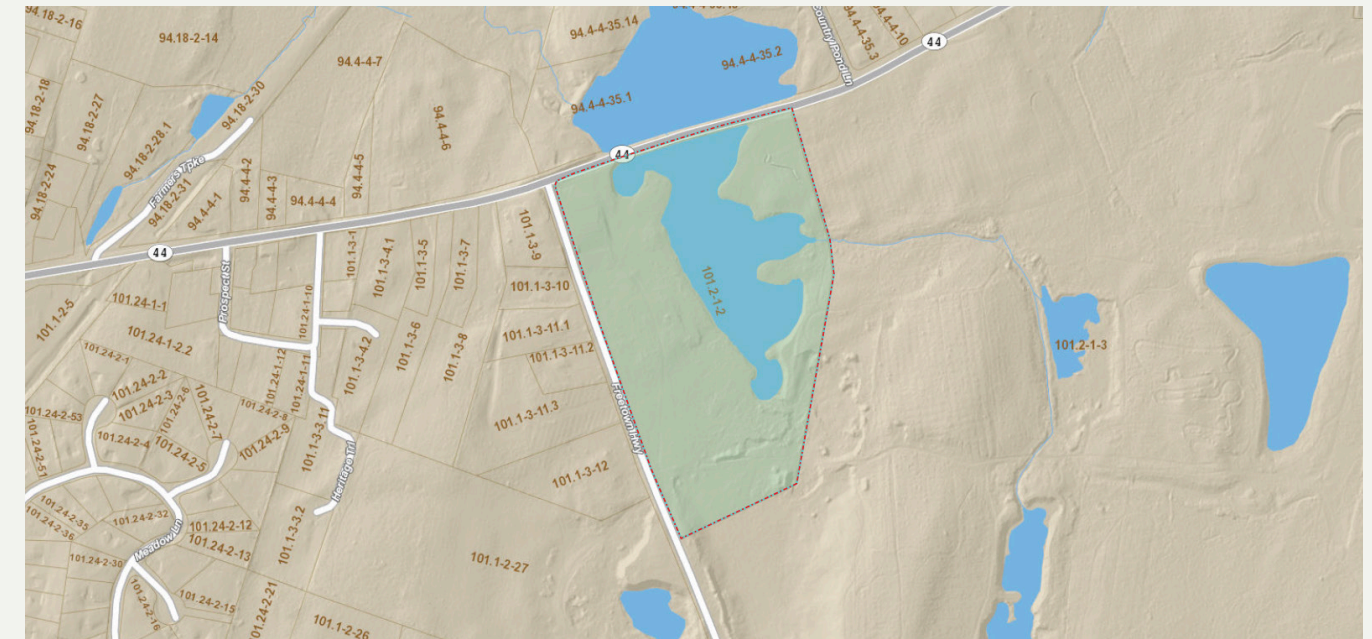
MULTI-YEAR ENTITLEMENT SUCCESS • 26 ACRES • MIXED-USE

Farmland. 20+ acres of land located on highly travelled Country Route 44 55 in Modena, NY.

Entitlements. Approved for 55 RV camper pads.

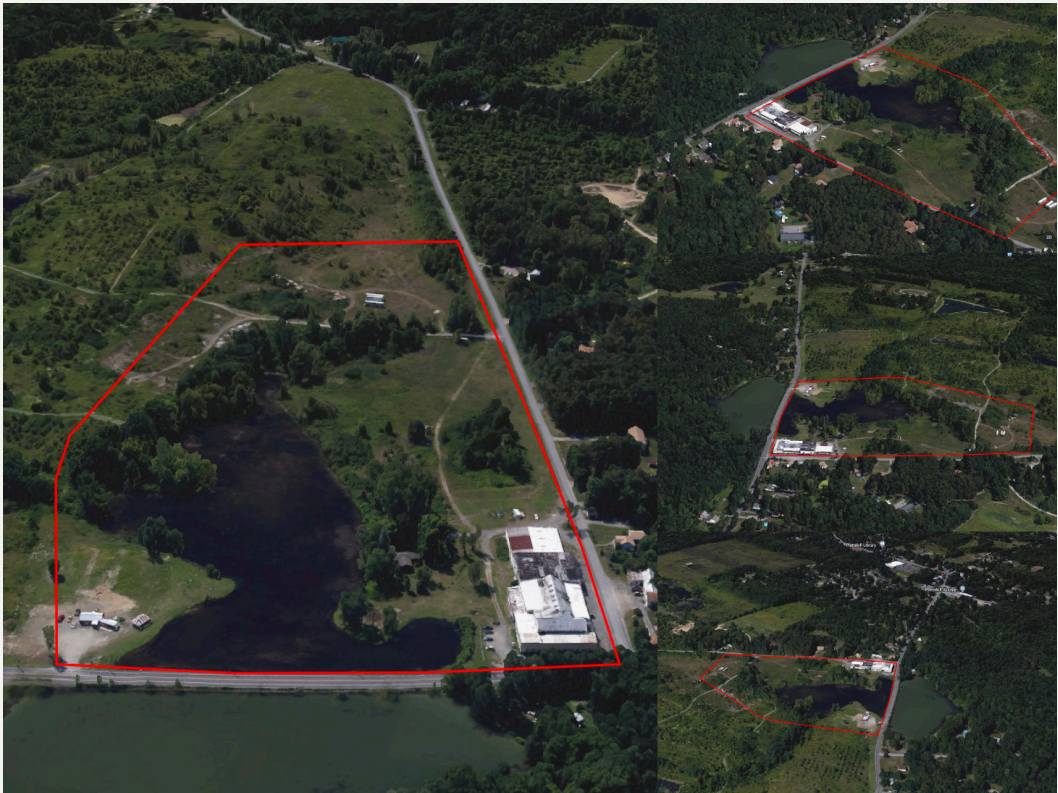
The Cooler. 39,000+ SF mixed use building, including 10 one-bedroom apartments, two refrigerated storage bays, 10 bay garage, plus ample industrial storage space with endless possibilities. Current storage tenants include an apple orchard, a trucking company and antique storage.

Residences. All units separately metered for electric (tenants pay all utilities). 3 bedroom rental cabin. Huge upside potential through renovation and increased rents.

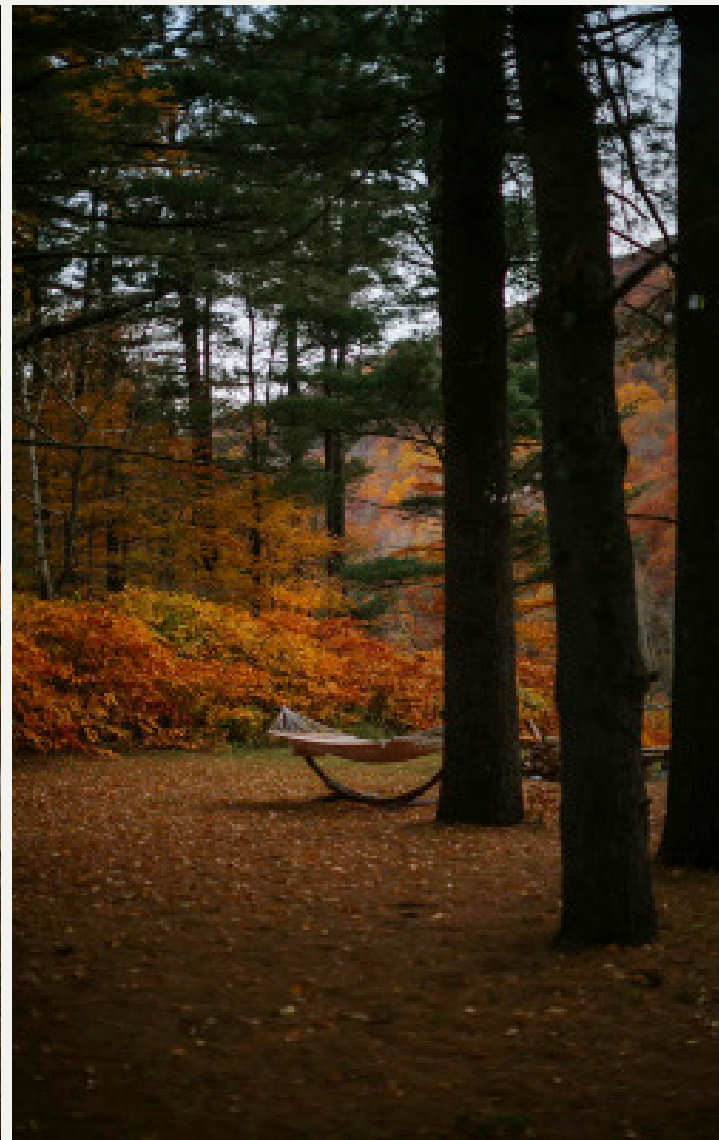


PROPERTY FACTS

Address:	1838-1836 Rt. 44 55, Modena, NY 12548
County:	Ullster
Zoning:	RR1.5 (Moderate Density Residential Development)
Residences:	11
Building Size:	39,000 SF+
Site Size:	20+ Acres
Year Built:	1930
Parking:	Parking Lot / Garage
Current Income Streams:	Renovated Residential Apartments (100% Occupancy) Industrial Storage Agricultural Tenants
Current NOI*:	\$215,309 / year *for existing residential and commercial structures



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FOR MORE INFORMATION, CONTACT

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