

FOR SALE

9340 Coal Hill Road Taberg, New York 13471



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

OFFERING MEMORANDUM



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CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

*For more information, please contact
one of the following individuals:*

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com



9340 Coal Hill Road

Taberg, New York 13471

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The Offering

Cushman & Wakefield/Pyramid Brokerage Company has been retained to exclusively represent ownership ("Owner") in the sale of 9340 Coal Hill Road, Taberg, New York 13471 (the "Property").

The property is a 53± acre nature sanctuary with several cabins, ponds and miles of hiking trails.

53±
ACRES



2,170'
RIVER FRONTAGE



2.5
MILES OF HIKING TRAILS



7
FURNISHED GUEST CABINS



5
ADDITIONAL BUILDINGS ON PREMISE



\$875,000
ASKING PRICE



Property Overview

Few people would believe that a spot like this exists. A unique treasure and truly a once-in-a-lifetime opportunity. This very private riverfront property is located on 53± acres which includes over 2.5 miles of trails, approximately 2,170 feet of River Frontage and set amidst a serene hidden valley, in-between Rome and Camden, Central New York. The property is not visible from any road as it is approached via a lovely tree lined private ½ mile driveway. There are no neighbors, so it affords the ultimate privacy for a fantastic family retreat, corporate property, resort rental, sporting lodge, private vacation home or year-round private residence.

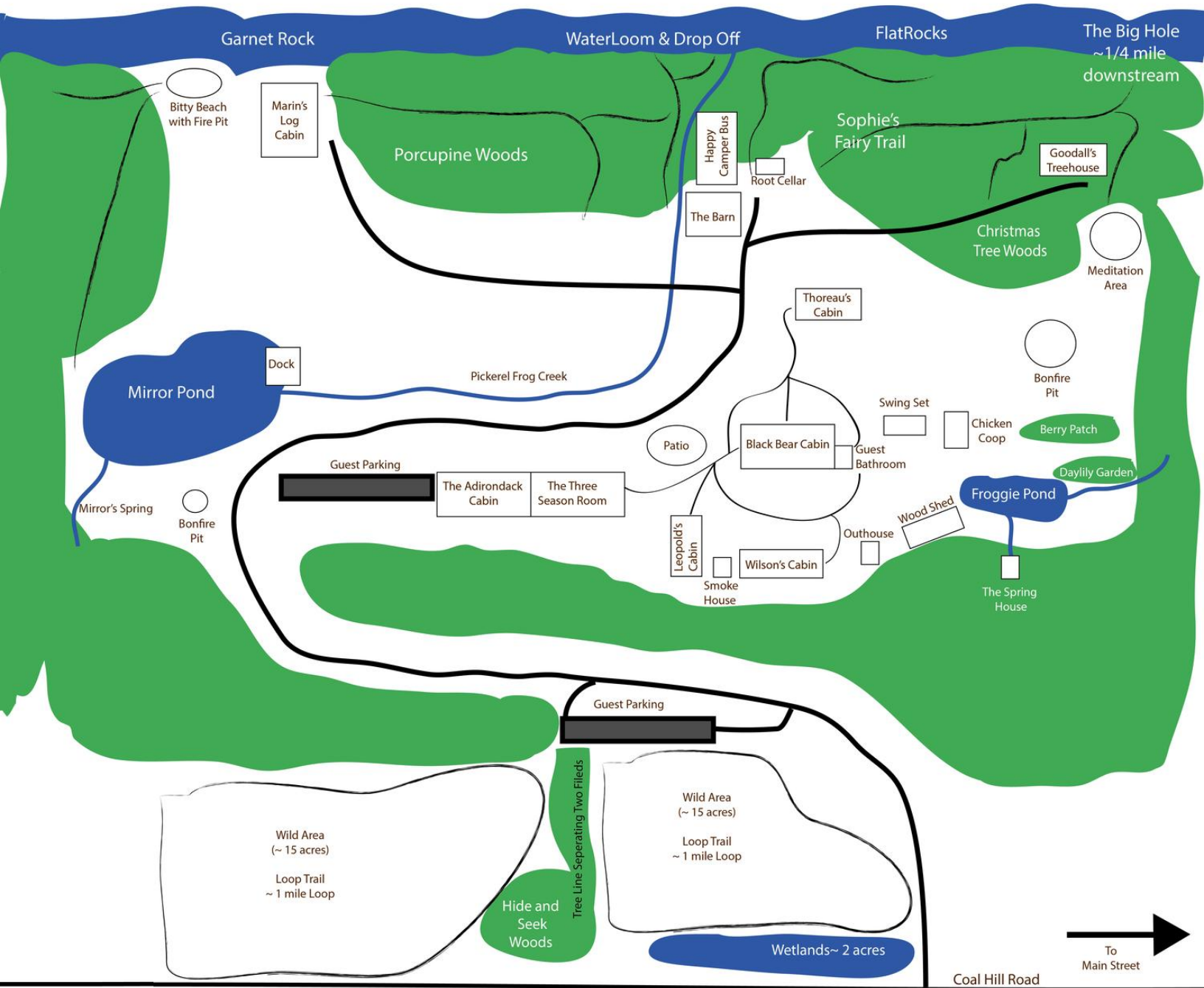
The estate is also considered a turn-key operation as either a private family estate or should you choose, as a retreat center, bed & breakfast, conference center, cabin rental business, etc.

The property's considerable furnishings and equipment are also negotiable



Property Details

Property Description



The estate was originally constructed as a hunting camp in the rustic style of the late 1900's and has been restored to its original charm. Knotty pine, stone fire places, meandering wooded paths and plenty of fresh air await all visitors.

There is the main home, seven guest cabins, 2,170' of sprawling river frontage on world class scenic river, 50± acres of lawns, meadows, flower beds, woodlands and creeks, a three car garage/three season room, barn/wood storage/utility building, smoke house, root cellar and active springs that feed two crystal clear ponds

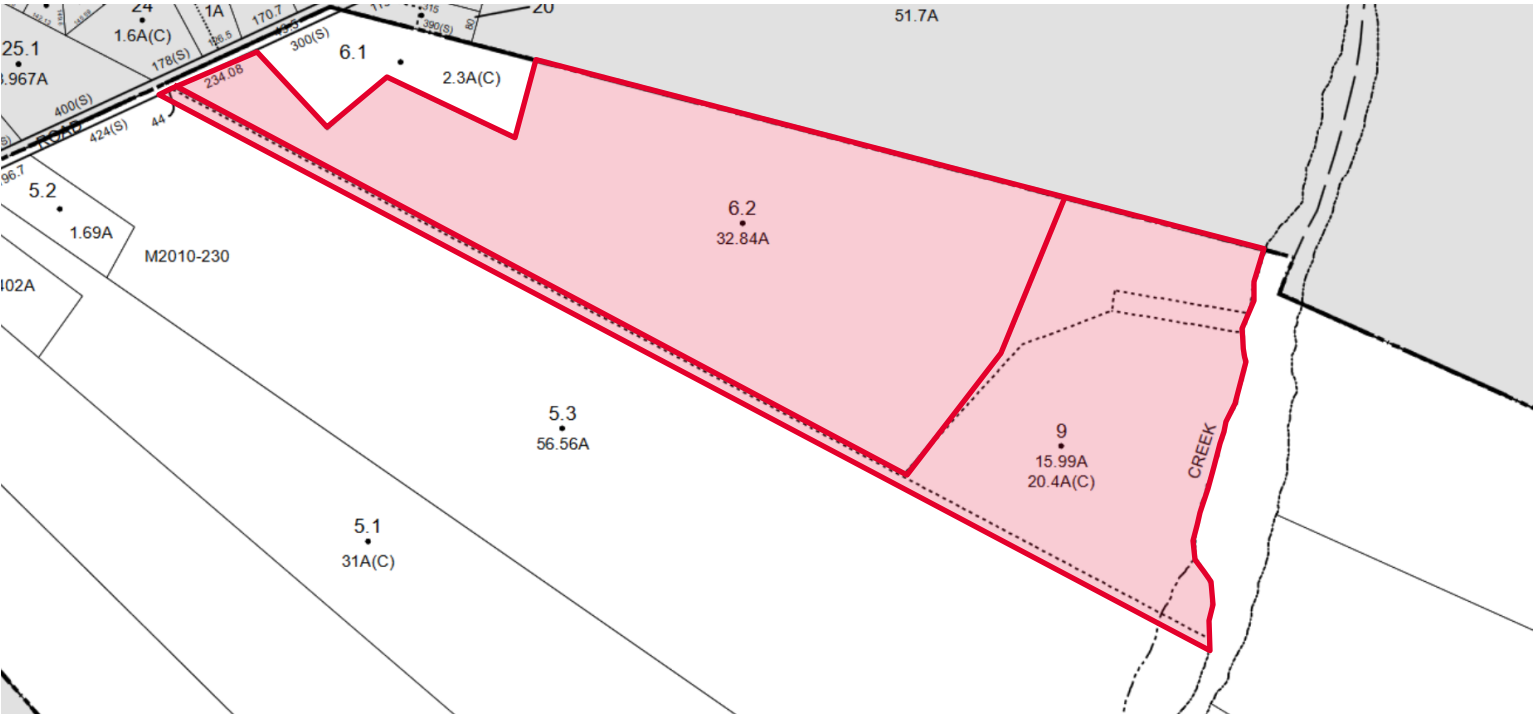
Property Details

| | | |
|-----------------|-----------------------|----------------------|
| Address | 9340 Coal Hill Road | |
| Municipality | Town of Annsville | Oneida County |
| Tax ID | 168.000-2-6.2 | 168.000-2-9.0 |
| Acreage | 32.84± Acres | 20.66± Acres |
| Total Acres | 53.5± Acres | |
| Frontage | 44' on Coal Hill Road | 2,170' on Fish Creek |
| Zoning | | |
| School District | Camden Central | |

Property Assessment - 2024

| | |
|-------------------|----------|
| 168.000-2-6.2 | |
| Land Assessment: | \$23,600 |
| Total Assessment | \$23,600 |
| Full Market Value | \$47,200 |
| | |

| | |
|-------------------|-----------|
| 168.000-2-9.0 | |
| Land Assessment: | \$10,000 |
| Total Assessment | \$435,000 |
| Full Market Value | \$870,000 |
| | |



Black Bear Cabin (Main House)

Our main lodge, this 19th century house was originally used as a family summer camp and was converted into a permanent, year-round residence when the Marins moved to Wellness:te. With hardwood floors, ceilings and walls, this cabin is the essence of classic country living.

This cabin has two cozy stories of rooms to accommodate our largest group events. On the lower level, there is a living room with an original wood stove, with a connected dining room. There is a fully equipped kitchen with a stove top and oven, refrigerator, toaster, and microwave with many cooking amenities. Our library is on this floor, which was renovated to have a three-sided window view of the grounds and is perfect to sit in and read a book in any weather or season.

On the second floor, there is a spacious master bedroom with windows overlooking Wellness:te. There are also two guest bedrooms with twin sized bunk beds and lots of space to spread out. There is a full bathroom on this floor, which also includes basic amenities.



Cabin Details

| | |
|------------------------------|-------------------------------------|
| Size (SF) | 1,800± SF |
| Foundation | Stone/Cement |
| Exterior | Wood & Batten |
| Roof | Asphalt, New 2007 |
| Age | Unknown, renovated/modernized ~1990 |
| Dimensions | 34' x 28', two-story |
| BR1 | 15' x 11' |
| BR 2 | 15' x 11' |
| BR 3 | 13' x 11' |
| BR 4 | 10' x 7' |
| Kitchen | 21' x 7.5' |
| Dining Room | 17' x 13' |
| Living Room | 17' x 14' |
| Library/Sun Room | 27' x 4' |
| Bathroom 1 st Fl. | 7.5' x 5.5' |
| Bathroom 2 nd Fl. | 9' x 7.5' |
| Basement | 800± SF |

Utilities

| | |
|------------------|--|
| Water | Well with UV system for entire cabin and Reverse Osmosis in kitchen sink |
| Electricity | 120v/200amp |
| Sewer | Septic, 2014 |
| Heat | Oil forced hot air furnace and wood stove |
| Cooking | Propane |
| Hot Water | Propane |
| Air Conditioning | Central Air |



Adirondack Cabin

This cabin offers modern comfort with a traditional Adirondack look and feel. The cabin is split into two sides with a large bedroom, living room, kitchen and dining room on one side and great room/ rec room on the other. A large bathroom with an oversized walk-in shower provides for all Adirondack guests.

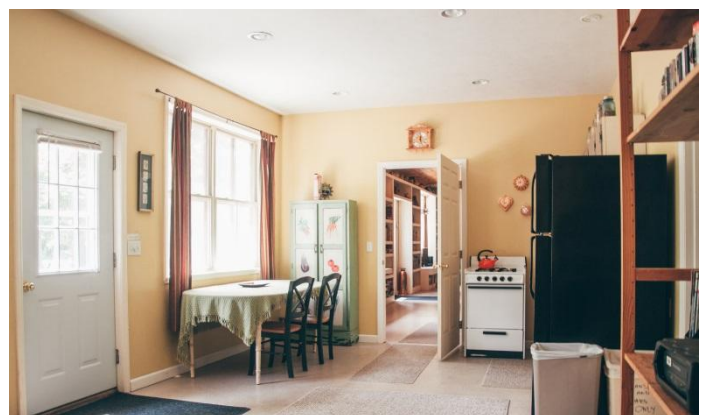
The great room is finished in knotty pine and has cathedral ceilings, sitting areas and foosball table. There is also a large wet bar with stools which is a popular place for everyone to gather for drinks or to share a meal. Above the bar is an enclosed loft that sleeps four. In addition, this cabin has floor to ceiling book shelves which have lots of fun reading for guests of all ages as well as a nice variety of board games for everyone to enjoy.

Cabin Details

| | |
|---------------------|---------------------------|
| Size (SF) | 1,650± SF, including loft |
| Foundation | Cement slab and block |
| Exterior | Tongue and groove |
| Roof | Metal |
| Age | 2005 |
| Dimensions | 58' x 26.5' |
| Master Bedroom | 14' x 12' |
| Guest Bedroom | 12.5' x 12.5' |
| Kitchen/Dining Room | 13' x 10' |
| Bathroom | 11.5' x 8' |
| Great Room | 34' x 26.5' |
| Loft | 14' x 8' |
| Utility Room | 7.5' x 6.5' |

Utilities

| | |
|-------------|--|
| Water | Well with UV system for entire cabin and Reverse Osmosis in kitchen sink |
| Electricity | 120v/200amp |
| Sewer | Septic, 2006 |
| Heat | Propane forced hot air furnace |
| Cooking | Propane |
| Hot Water | Propane |



Marin's Log Cabin

This is a one-of-a-kind log cabin in Upstate NY. Made from scratch with lots of love and even more elbow grease, it took over eleven months to build! This gem is right on the river with views of the water from your porch.

The log cabin features hand peeled Red Pine and Spruce logs sourced right from the Wellnesste sanctuary. The cabin also features custom Maple counters, an incredible river rock hearth with wood stove and so much more. This traditional log cabin offers a rustic feel with the comforts of home.

The name Marin is our founder Christophe's last name and he named it in honor of his two Mothers (Andre and Katherine) and his Father, Francois. The Marin family immigrated from Lyon, France in the 1970's and have always had a love of nature and the outdoors as well as an affinity for water.

Cabin Details

| | |
|-------------|---------------------------------|
| Size (SF) | 824± SF, including 200± SF loft |
| Foundation | Raised cement sona tubes |
| Exterior | Red pine and Spruce Logs |
| Roof | Metal |
| Age | 2019 |
| Dimensions | |
| First Floor | 26' x 24' |
| Loft | 20' x 10' |

Utilities

| | |
|-------------|---|
| Water | New well 2020 with filter system |
| Electricity | 120v/50amp |
| Sewer | New septic, 2020 |
| Heat | Propane forced hot air furnace and wood stove |
| Cooking | Propane |
| Hot Water | Propane instant hot water tank |



Wilson's Cabin

Built in 2014 and named after American Professor and Biologist E.O. Wilson who wrote the book "The Future of Life". Professor Wilson and his book were major inspirations to Wellnesste founder Christophe Marin as he planned for the protection of Wellnesste's nearly 60 acres of bio-diverse land and water resources.

Wilson's cabin is quaint and cozy with exposed hand-hewed log woodwork and a beautiful river rock fireplace mantel & woodstove! Charming one room semi-rustic cabin with rough-cut pine interior and built in queen bunk beds.

This little beauty has many unique touches including hickory hardwood floors, hickory cabinets and a beauty of a kitchen so you can fix all of your own meals easily during your vacation getaway!

Cabin Details

| | |
|------------|--|
| Size (SF) | 364± SF |
| Foundation | Cement slab and block |
| Exterior | Tongue and groove |
| Roof | Metal |
| Age | Originally built in 1990, remodeled 2014 |
| Dimensions | 20' x 15' |
| Loft | 8' x 8' |
| Bedroom 1 | Built in log queen bunk beds |
| Bedroom 2 | Loft with double mattress |
| Kitchen | Open galley kitchen and living room |
| Bathroom | 5' x 9' |



Utilities

| | |
|-------------|--|
| Water | Well water hooked up from Black Bear/ main residence |
| Electricity | 120v/200amp |
| Sewer | Septic, linked to Black Bear/main residence |
| Heat | Electric baseboard and wood stove |
| Cooking | Electric |
| Hot Water | Propane |



Thoreau's Cabin

Henry David Thoreau was made famous for his 1845 retreat from society to a small one-room cabin in the woods of Massachusetts where he wrote Walden.

In honor of Thoreau's influence on society and conservation, we've transformed what was originally built as the estate's "summer kitchen" in the late 1800's/ early 1900's into a quaint one room cabin. The main room has a cozy sitting area with two Adirondack Chairs and a loveseat. There is also a kitchenette and kitchen table with chairs. The additional Adirondack chairs outside the front door are a favorite spot to sit and enjoy a cup of coffee.

For sleeping quarters, there is a cozy loft where you can enjoy the view of the fireplace while drifting softly to sleep in the fresh country air. This cabin has electricity, but no running water.

Cabin Details

| | |
|------------|--|
| Size (SF) | 410± SF, including loft |
| Foundation | Cement slab and block |
| Exterior | Wood & Batten |
| Roof | Metal |
| Age | Originally built in the late 1800's, remodeled in 2010 |
| Dimensions | 18.5' x 14.5' |
| Loft | 14' x 8' |

Utilities

| | |
|-------------|--|
| Water | None |
| Electricity | 120v/30amp |
| Sewer | None |
| Heat | Norwegian wood stove, Electric space heater and Propane heater |
| Cooking | Electric (small appliances) |
| Hot Water | None |



Leopold's Cabin

Most notably known for his 1949 book titled "A Sand County Almanac", Aldo Leopold is considered by many as the father of wildlife management. Aldo Leopold was a conservationist, forester, philosopher, educator, writer, and outdoor enthusiast. Amongst the people he has inspired over the generations is the founder of Wellnesste, Christophe Marin who both majored in Environmental Biology while at Eastern Illinois University.

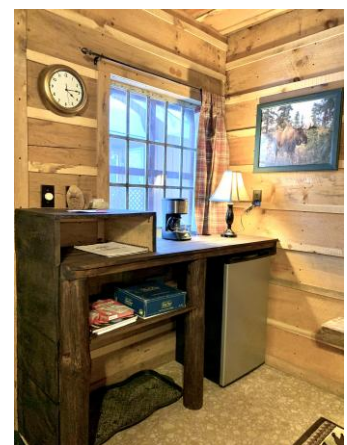
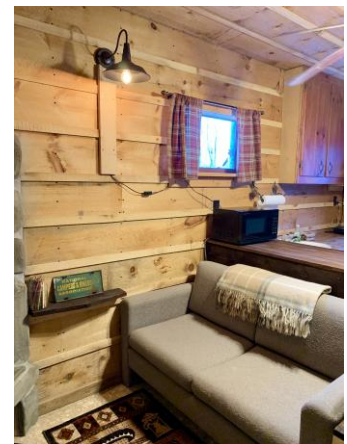
Named in honor of conservationist & author Aldo Leopold, this cozy one room cabin is ideal for a couple or a family of four. With natural rough cut pine interior (harvested from the property) and built-in queen bunk beds, Leopold's Cabin makes a great "petite retreat". This cabin has electricity, but no running water.

Cabin Details

| | |
|------------|---|
| Size (SF) | 224± SF |
| Foundation | Cement slab and block |
| Exterior | Tongue and groove |
| Roof | Metal |
| Age | Originally built in 1990, remodeled in 2021 |
| Dimensions | 16' x 14' |

Utilities

| | |
|-------------|-----------------------------|
| Water | None |
| Electricity | 120v/30amp |
| Sewer | None |
| Heat | Electric space heater |
| Cooking | Electric (small appliances) |
| Hot Water | None |



Goodall's Treehouse Cabin

This unique and cozy treehouse stirs the imagination and allows anyone (both young and old) to enjoy the tranquility of nesting amongst the trees on our 60 acre nature sanctuary at Wellnesste Lodge. This upstate New York treehouse is named in honor of English primatologist and anthropologist Jane Goodall for the amazing work she's done in the name of conservation.

Our treehouse is the perfect place to getaway from it all. Set in our pine forest, the treehouse has two stories with an open air 2nd story balcony, reading nook, kitchenette & sleeping loft (up a small ladder). This semi-rustic treehouse has electricity & heat and in addition you have access to a detached full bathroom with shower.

Our treehouse cabin rental has many unique touches including white pine walls (harvested from our property and custom cut by local Amish tradesmen); a see-through second story roof; built in reading nook; and a one-of-a-kind treetop view of the forest.

Cabin Details

| | |
|--------------|-----------------------------|
| Size (SF) | 337± SF |
| Foundation | Cement sona tubes and trees |
| Exterior | Wood & Batten |
| Roof | Metal |
| Age | 2016 |
| Dimensions | |
| First Floor | 20.5' x 9.5' |
| Second Floor | 9.5' x 15' |

Utilities

| | |
|-------------|--|
| Water | None |
| Electricity | 120v/50amp |
| Sewer | None |
| Heat | Electric space heater and propane heater |
| Cooking | Electric (small appliance) |
| Hot Water | None |



Three Season Room & Garage

This structure is attached to the Adirondack Cabin. Three car garage with seasonal screens & finished in rough cut pine which allows for use as a recreation room/three season room in Spring-Summer-Fall. Also has large attic space and gear shed for storage.

Details

| | |
|------------|-----------------------|
| Size (SF) | 960± SF |
| Foundation | Cement slab and block |
| Exterior | Tongue and groove |
| Roof | Steel |
| Age | 1990, renovated 2014 |
| Dimensions | 40' x 25' |

Utilities

| | |
|-------------|--|
| Water | None |
| Electricity | 120v/50amp |
| Sewer | None |
| Heat | None |
| Lights | Exterior flood lights also hooked to a switch in the main house for owner/ caretaker's convenience to light the property at night. |
| Misc. | One 9' garage door and one 16' garage door, both with automatic openers |

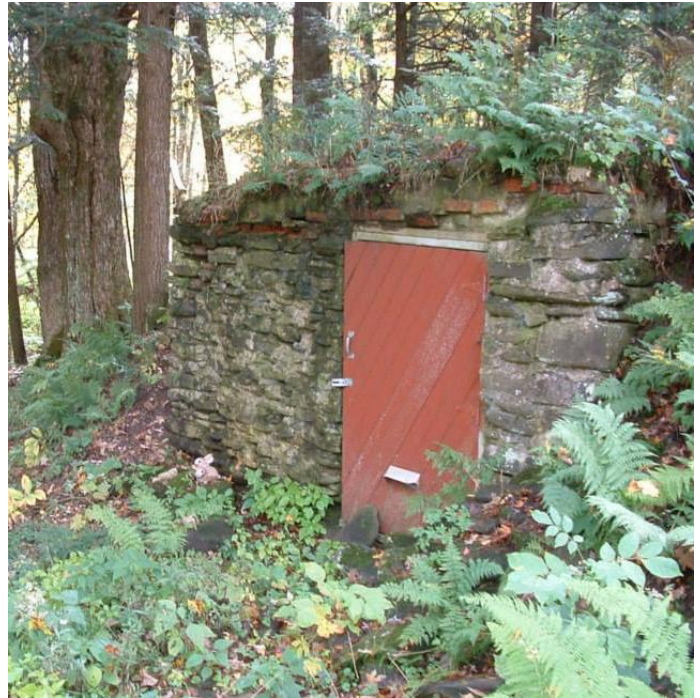


Root Cellar & Ice House

Part of the original hunting camp. Beautiful stone root cellar/ ice house. Before refrigeration, this building used to be filled with sawdust and then laborers would cut ice from the river and store it in the sawdust for the coming spring, summer and fall. This way, ice/ refrigeration was available for the year. The term "root cellar" means that the is building was also used for cold storage of common fruits and root vegetables that could be housed here for months at a time. It is currently used for storage.

Details

| | |
|------------|---------------------------------|
| Size (SF) | 143± SF |
| Foundation | Earth |
| Exterior | Stone |
| Roof | Cement |
| Age | Unknown, estimated early 1900's |
| Dimensions | 13' x 11' |



The Smokehouse

Part of the original hunting camp. The smoke house was used for generations to smoke game (deer, turkey, salmon, trout, etc.) when the property was a hunting camp.

Details

| | |
|------------|---------------------------------|
| Size (SF) | 49± SF |
| Foundation | Earth |
| Exterior | Stone |
| Roof | Cement |
| Age | Unknown, estimated early 1900's |
| Dimensions | 7' x 7' |

The Spring Water House

This spring house collects natural spring water that flows from one of the property's hills. For generations, people in the area used to come here to gather spring water for drinking. The spring produces 5+ gallons of water per minute all year round. That water is currently fed into the property's small pond (Froggie Pond) and the overflow water meanders down to the main river.

Details

| | |
|------------|---------------------------------|
| Size (SF) | 24± SF |
| Foundation | Cement |
| Exterior | Cement |
| Roof | Asphalt |
| Age | Unknown, estimated early 1900's |
| Dimensions | 4' x 6' |



Additional Structures

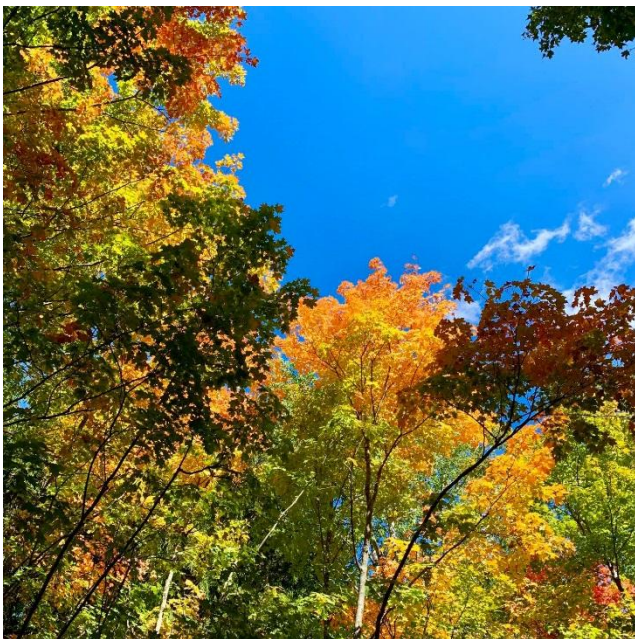
Large Woodshed

| | |
|-------------|---|
| Description | 5 section firewood storage shed |
| Dimensions | 30.5' x 6.5' |
| Size (SF) | 198± |
| Foundation | Pressure treated posts with cement, earth floor |
| Exterior | Pressure treated frame with rough cut exterior |
| Roof | Metal |
| Year Built | 2013 |



Small Woodshed

| | |
|-------------|---|
| Description | 2 section firewood storage shed |
| Dimensions | 12.5' x 7' |
| Size (SF) | 88± |
| Foundation | Pressure treated posts with cement, earth floor |
| Exterior | Pressure treated frame with rough cut exterior |
| Roof | Metal |
| Year Built | 2020 |



Chicken & Duck Coop

| | |
|-------------|---|
| Description | Coop for free range chickens and ducks, located adjacent the small spring fed pond (Froggie Pond) |
| Dimensions | Inside 10x8 and Outside 10x8, 3.5x10 covered porch |
| Size (SF) | 200± |
| Foundation | On cement blocks |
| Exterior | Wood |
| Roof | Metal |
| Year Built | 2010 |
| Electricity | 120v outlets and interior and exterior lights |
| Heat | Use of heat lamps and heated water dispenser for winters |

Landscaping and Grounds

| What | Description |
|------------------------------------|---|
| ½ mile of private river frontage | East Branch of Fish Creek. Known for Whitewater Kayaking, Trout Fishing and River Tubing |
| 1/2 acre spring fed "Mirror Pond" | Spring fed 24/7/365 with small dock and sitting area |
| 1/5 acre spring fed "Froggie Pond" | Spring fed 24/7/365 with small dock and sitting area. This pond is fed by the Spring House |
| Riverside Beach | Small 15'x30' sandy beach area with campfire ring, picnic table and chairs |
| Pickrel Frog Creek | Small spring water creek that meanders through the property and flows into the main river |
| Fairy trail | 1/4 mile stone lined and crushed stone trail system with various Fairy Houses and whimsical sitting areas |
| Meditation area | Blue stone covered and with river rock boarder meditation area |
| Flagstone patio | Blue flagstone patio with table and seating along with a chiminea fireplace, surrounded by a perennial garden |
| Stone paths | Series of river rock paths tie in Black bear, Leopold's, Thoreau's, Wilson's and the three season room |
| Underground electrical | Main power comes into one pole and all lines throughout the main portion of the property are then run underground as to preserve the aesthetics of the property |
| Berry Patch | Raspberries, Blueberries and Honeyberries |
| Daylily Garden | Custom Daylily garden from Thoroughbred daylily's in Lexington KY |
| Perennial Gardens | Multiple perennials gardens throughout the property |
| Trails | Over 2.5 miles of maintained trails for walking, trail running and mountain biking. Not open to motorized vehicles. |
| Campfire pits | 11 campfire rings throughout the property |



Outdoor Recreation near the Property

No matter the season, visitors are bound to find fun and adventure both onsite and in the surrounding Central New York area. The peaceful surroundings have been known to open up one's mind and release the stresses of everyday life. Choose the season when visiting Central New York to discover a world of possibilities...

Spring is a time of renewal and new adventures. With the snow melt turning the river into a kayaking heaven and the melody of migrating birds resounding throughout the property, there's much to see & do during Spring in Central New York.

Bird Watching

The property's rich biodiversity is teaming with bird life. Bird enthusiasts can often find bald eagles in March (the record is seven in one day) and a plethora of songbirds from April through early September. In addition to the great birding on nearly 60 acres, you can explore the many wonderful wild areas of the Tug Hill Plateau and the Adirondacks for exciting feathered sightings and sounds.

Fishing

We are fortunate to look after over half a mile of river frontage on the East Branch of Fish Creek. Our river and ponds are perfect for fly fishing and trout fishing. There are also Atlantic Salmon in the river, which were reintroduced to the ecosystem in 1997. Fishers love coming to the Tug Hill to fish in our river and the plentiful lakes that sprinkle central and upstate New York.

Hiking

Hiking is incredibly popular in our area. The property is within driving distance of America's largest state park (the Adirondack Park which is over 600,000 acres), which offers hundreds of miles of trails to explore.

Our private 60 acres offers several miles of trails right outside your cabin door so if you want to just "chill" and wander on the property for a little hike, that's more than possible!

Ahhh... lazy Summer days of vacation, adventure, goofing off and just good 'ol relaxing. The Summer months of June, July and August in Central New York bring days of bright sunshine with cool star-lit nights. Visitors come from all over to explore the grounds and surrounding area each Summer.

Kayaking

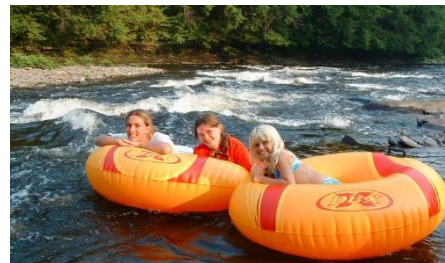
Kayakers come from near and far and visit the property and rent out a cabin as their "base camp" to run the mighty river they simply call "THE MIGHTY FISH".

Fish Creek is one of New York State's most scenic whitewater runs, slicing through over five miles of sheer slate-walled canyon. Although it's called a "creek" this is a luscious river by any standard. Fish Creek may be the finest play river in the Northeast, with big, fast waves and holes that range from purring pussycat to sneering tiger. Eighteen waterfalls cascade into the canyon, some free-falling over 90 feet.

The canyon creates a sense of wilderness isolation, with hawks circling overhead and clean water providing habitat for trout and salmon. But Fish Creek offers its challenges.

River Tubing

River tubing is about as fun a water sport as you can find in the wild. Forget expensive water parks with huge lines and short thrills. The rolling, spurting, swirling whitewater and smooth runway pools of Fish Creek at the property provide natural wet fun for thrill seekers of all ages.



Fall in Central New York... truly a piece of Americana! You can wander the back roads of the Tug Hill and the Adirondacks to find glimpses of Halloween; Apple Picking; Hay Rides; Spectacular Fall Foliage and so much more. At the end of the day, you can enjoy cozying up in your very own cabin with a great book and a glass of fresh apple cider.



Winters at the property are incredible! With oodles of white powdery goodness coming our way late November through mid March, the winter fun is here to be enjoyed by all. An early morning by the hearth followed by a snowshoe stroll through the woods. A day on the slopes at one of the area's family-friendly downhill ski mountains. An afternoon of cross country adventure and hot cocoa. Visitors come to Central New York from all corners of the globe to experience the greatest snow fall east of the Rocky Mountains and they find loads of fun in the form of wintertime activities and attractions.

The area nearby Lodge is also connected to hundreds of miles of Snowmobile trails and snowmobile enthusiasts come from near and far to enjoy the locally groomed trail system and then head back to their cabin for a good night's rest. Families who come for a winter retreat also love the local Snow Tubing hills where they spend hours on the hills with children and people of all ages.

The property is situated on the southern end of the Tug Hill Plateau which is famous for receiving more snow than any spot east of the Rocky Mountains (an average snowfall of nearly 200"). Winter activities abound including cross-country and downhill skiing, snowshoeing, snow tubing, ice fishing, sledding and more.

Cross-Country Skiing

The quiet "whoosh, whoosh, whoosh" of your skis slipping through the central New York powdery goodness of winter... that's what cross-country ski enthusiasts love about the abundant snow in Central NY. With some 60 acres to explore including open fields, river frontage and woods right on the property.

Downhill Skiing

Powder...oodles and oodles of powder. That's what central New York ski slopes are known for. Slopes along the Tug Hill Plateau have the distinction of record snowfall east of the Rocky Mountains (374" is the record to date) and the Adirondacks offer Olympic quality mountains for all levels.

Snowboarding

Jibbing, freeriding, freecarving and freestyling... gaining big air or just tooting along. All can be had for the snowboard enthusiast who wants to play on Central New York's slopes.

Snowmobiling

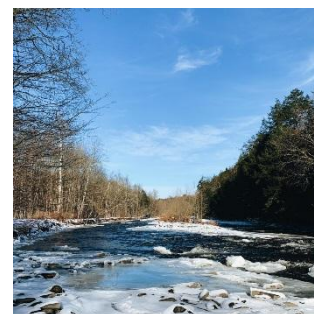
Today, northern areas of the United States & Canada are considered the "Meccas" of recreational snowmobiling. The Tug Hill Plateau of central New York is ranked amongst the best snowmobiling hot spots in the Eastern United States because of its vast wilderness areas and an average snowfall of ~ 200" per year

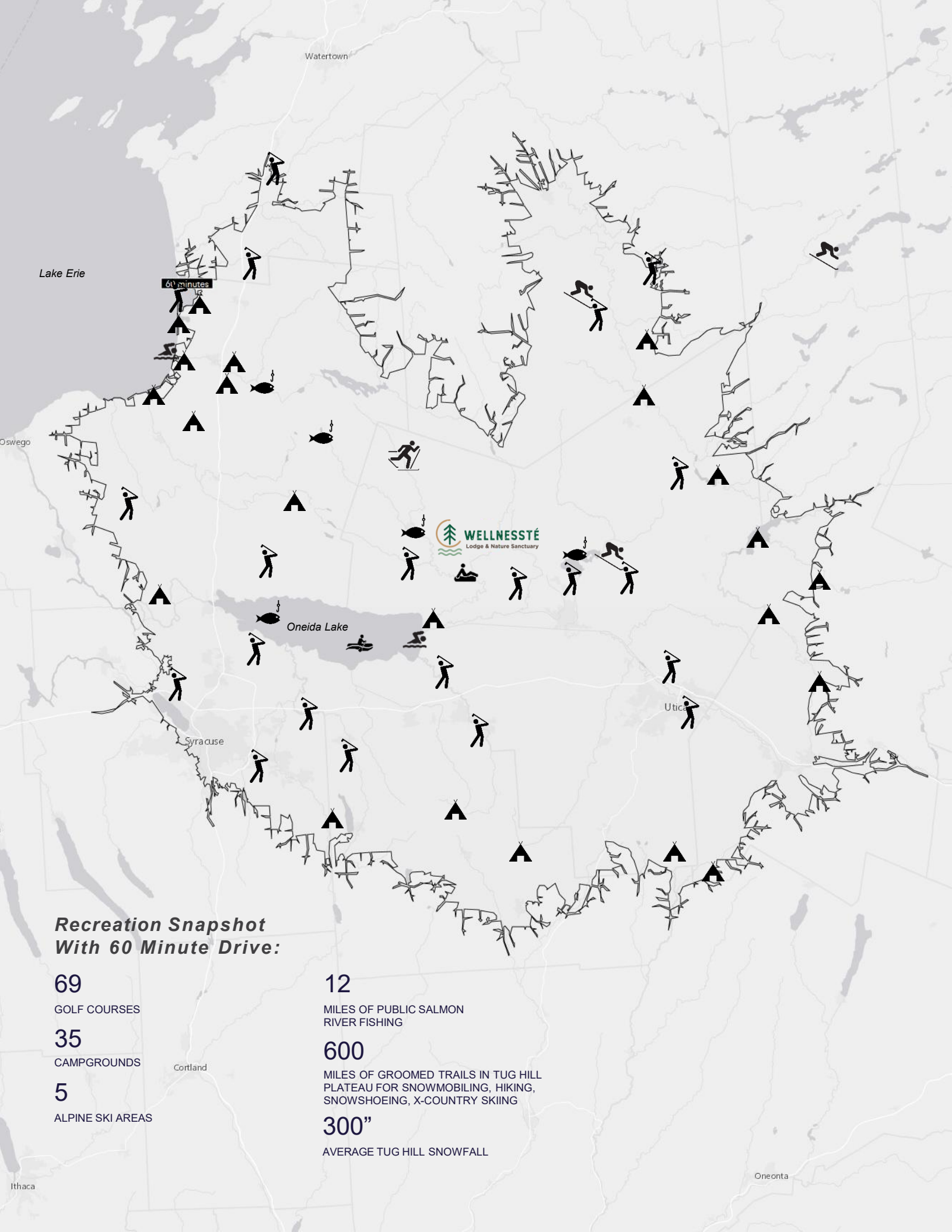
Snowshoeing

Snowshoeing is very basic: strap on some shoes and wander as you please. Whether it's in the early morning as the sun is rising; midday following a winter storm; or a late moon-lit stroll, the serenity of quietly "shoeing" on fresh powder is peaceful and healthy.

Snow Tubing

Fun for all ages and sizes, Snow Tubing has become a very popular winter recreational activity in the central New York. A joy for the whole family, today's snow tubing hills use specially designed snow tubes.





Watertown

Lake Erie

60 minutes

Oswego

WELNESSTÉ
Lodge & Nature Sanctuary

Oneida Lake

Syracuse

Utica

***Recreation Snapshot
With 60 Minute Drive:***

69
GOLF COURSES

35
CAMPGROUNDS

5
ALPINE SKI AREAS

12
MILES OF PUBLIC SALMON
RIVER FISHING

600
MILES OF GROOMED TRAILS IN TUG HILL
PLATEAU FOR SNOWMOBILING, HIKING,
SNOWSHOEING, X-COUNTRY SKIING

300"
AVERAGE TUG HILL SNOWFALL

Cortland

Oneonta

Ithaca

The subject property is located in the hamlet of Taberg in the Town of Annsville in Oneida County, New York. Annsville is located in the northwestern quadrant of Oneida County and borders Lewis County to the north. The land area is approximately 60.5 square miles with 0.30 square miles being water. Annsville, NY, has a lower cost of living compared to the United States average, mainly due to lower housing and lower grocery costs. However, some expenses like transportation and healthcare might be closer to or even higher than the national average

In Annsville, the 2025 estimated population is 2,501. In 2020, the Census count in the area was 2,639. The five-year projection for the population in the area is 2,422 representing a change of -0.6% annually from 2025 to 2030. Currently, the population is 51.1% male and 48.9% female.

The household count in this area has changed from 1,038 in 2020 to 1,022 in the current year. The five-year projection of households is 1,014, a change of -0.16% annually from the current year total. Average household size is currently 2.41, compared to 2.51 in the year 2020. The number of estimated families in 2025 is 678 in Annsville.

Current median household income in Annsville is \$ 63,322, compared to

\$81,624 for all U.S. households. Median household income is projected to be \$68,327 in five years, compared to \$92,476 for all U.S. households. The current average household income is \$75,016 in Annsville, compared to \$116,179 for all U.S. households. Average household income is projected to be \$75,016 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,683 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,593 in five years, compared to \$50,744 for all U.S. households.

Currently, in Annsville, 81.6% of the 1,149 housing units in the area are

owner occupied; 18.4%, renter occupied; and 11.8% are vacant. In the U.S., 64.2% of the housing units are owner occupied; 35.8% are renter occupied; and 9.8% are vacant.

Median home value in Annsville is \$141,026, compared to a median home value of \$370,578 for the U.S. In five years, median value in Annsville is projected to decrease to \$139,583.

\$2.9M+

SPENT ON ENTERTAINMENT
& RECREATION IN ANNSVILLE

\$289M+

SPENT ON ENTERTAINMENT &
RECREATION IN ONEIDA COUNTY

Demographics

| | Town of Annsville | Oneida County | New York State |
|--|-------------------|---------------|----------------|
| 2025 Estimated Total Population | 2,501 | 226,008 | 19,998,175 |
| Projected Population Growth 2025 to 2030 | -0.60% | -0.31% | -0.09% |
| 2025 Estimated Average Household Income | \$75,016 | \$83,569 | \$129,716 |
| Households with Income over \$100,000 | 29.2% | 31.5% | 44.2% |
| Median Home Value | \$141,026 | \$210,594 | \$485,429 |
| Median Age | 44.7 | 41.5 | 39.8 |

Source: ESRI Business Analyst 2025



9340 Coal Hill Road Taberg, New York

For more information, please contact:



JAMES DYLAN FURNEY

Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com



NICHOLAS CIGNARALE

Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

Cushman & Wakefield | Pyramid Brokerage Company
587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com

