



HOULIHAN LAWRENCE  
COMMERCIAL

FOR SALE

70-98 Ryan Road

PINE PLAINS, NY 12567

**70-98**  
RYAN ROAD

## EXECUTIVE SUMMARY



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**An intoxicating opportunity to own a 343 acre swathe of spectacular farmland, proudly eligible for the National Register of Historic Places, that encompasses several impressive barn structures, plus a fully functioning distillery and tasting room.**

**Dutch's Spirits, on Harvest Homestead Farm, is a distillery with a legacy!**

**Built in 1932 toward the end of the Prohibition Era, it was Dutchess County's largest bootlegging operation, owned and operated by the notorious gangster Dutch Schultz (once played on screen by Dustin Hoffman). Hidden beneath a cow barn in a massive network of underground bunkers and tunnels, the distillery produced Sugar Wash Moonshine, considered the best of the best.**

**By 2020, the newly constructed building integrating that underground complex with a state-of-the-art-distillery, commercial kitchen and tasting room were opened to the public, and the first batch of Sugar Wash Moonshine blended and bottled in Pine Plains, was re-introduced to the masses (legally this time). Other products include bourbon and a variety of bitters. Harvest Homestead Farm has endless potential. Through the years it has been a productive farm raising turkeys, chickens, pigs and cows, potatoes and corn. It's waiting for someone with vision to perhaps keep the distillery and tasting room going, revive it as a full-time farm, or open a sprawling indoor-outdoor event space.**

**The location is superb: the property neighbors the increasingly popular Mashomack Fish & Game Preserve Club, a 1,900-acre private sporting preserve and social club that offers shooting, polo playing and fine dining. The picturesque hamlet of Pine Plains is within a thirty minute drive to the increasingly hip cultural and dining hubs of Hudson and Rhinebeck and only two short hours to Manhattan.**



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## Property Details

## PROPERTY FEATURES

<b>Location</b>	70-98 Ryan Road, Pine Plains, NY 12567
<b>Zoning</b>	H-R
<b>Building Type</b>	Distillery
<b>Property Type</b>	Commercial
<b>Lot Area</b>	343.4 acres
<b>Appx Building Area</b>	7,036 SF
<b>Year Built</b>	1930
<b>Water</b>	Well
<b>Sewer</b>	Septic Tank
<b>Heat Type</b>	Forced Air
<b>Electric</b>	200 AMPS
<b>Water Heater</b>	Propane
<b>Air Conditioning</b>	Central Air
<b>Flood Zone</b>	A
<b>Wetland Type</b>	Freshwater Pond
<b>2022 Tax</b>	\$46,178
<b>Additional Info</b>	Has Freight Elevator

**ASKING: \$4,500,000**



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## Photos











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**Demographics &  
Market Overview**

# Pine Plains New York

DUTCHESS  
COUNTY

At first glance, Pine Plains looks like an ordinary, small country town. Like the other towns in Dutchess County, it was created from a larger tract, called a patent, granted by the English Crown to groups of men or companies for speculation. Pine Plains, along with the town of Milan and part of the town of North East, was carved out of the 1706 Little Nine Partners Patent, one of the last in Dutchess County to be granted. But here the similarity ends. Geography would play a significant role in shaping Pine Plains' development, making it quite different from other towns in the region. Called "the pine plains" for the abundance of pine trees covering its valley floor, the area, bounded on the east and west by mountains, was something of a backwater.

According to the United States Census Bureau, the town has a total area of 31.2 square miles (80.7 km<sup>2</sup>). 30.6 square miles (79.2 km<sup>2</sup>) of it is land, and 0.58 square miles (1.5 km<sup>2</sup>), or 1.89%, is water. The north town line is the border of Columbia County.

Three small lakes lie west of Pine Plains hamlet: Stissing Lake which is excellent for swimming, Thompson Pond which is dedicated to conservation for wildlife, and Twin Island Lake.



# DEMOGRAPHICS

## POPULATION

	1 Mile	5 Miles	10 Miles
2028 Projection	590	4,509	22,692
2023 Estimate	590	4,408	22,025
2010 Census	643	4,433	21,275
Growth 2022 - 2027	0.00%	2.29%	3.03%
Growth 2010 - 2023	-8.24%	-0.56%	3.53%

## 2023 HOUSEHOLDS BY HH INCOME

Total HH By Income	240		1,821		8,802	
<\$25,000	44	18.33%	318	17.46%	1,199	13.62%
\$25,000 - \$50,000	35	14.58%	263	14.44%	1,259	14.30%
\$50,000 - \$75,000	52	21.67%	335	18.40%	1,306	14.84%
\$75,000 - \$100,000	35	14.58%	261	14.33%	1,056	12.00%
\$100,000 - \$125,000	33	13.75%	221	12.14%	932	10.59%
\$125,000 - \$150,000	16	6.67%	99	5.44%	683	7.76%
\$150,000 - \$200,000	8	3.33%	88	4.83%	661	7.51%
\$200,000+	17	7.08%	236	12.96%	1,706	19.38%
<b>2023 Average HH Income</b>	<b>\$85,881</b>		<b>\$101,268</b>		<b>\$122,564</b>	

## 2023 WORKER TRAVEL TIME TO JOB

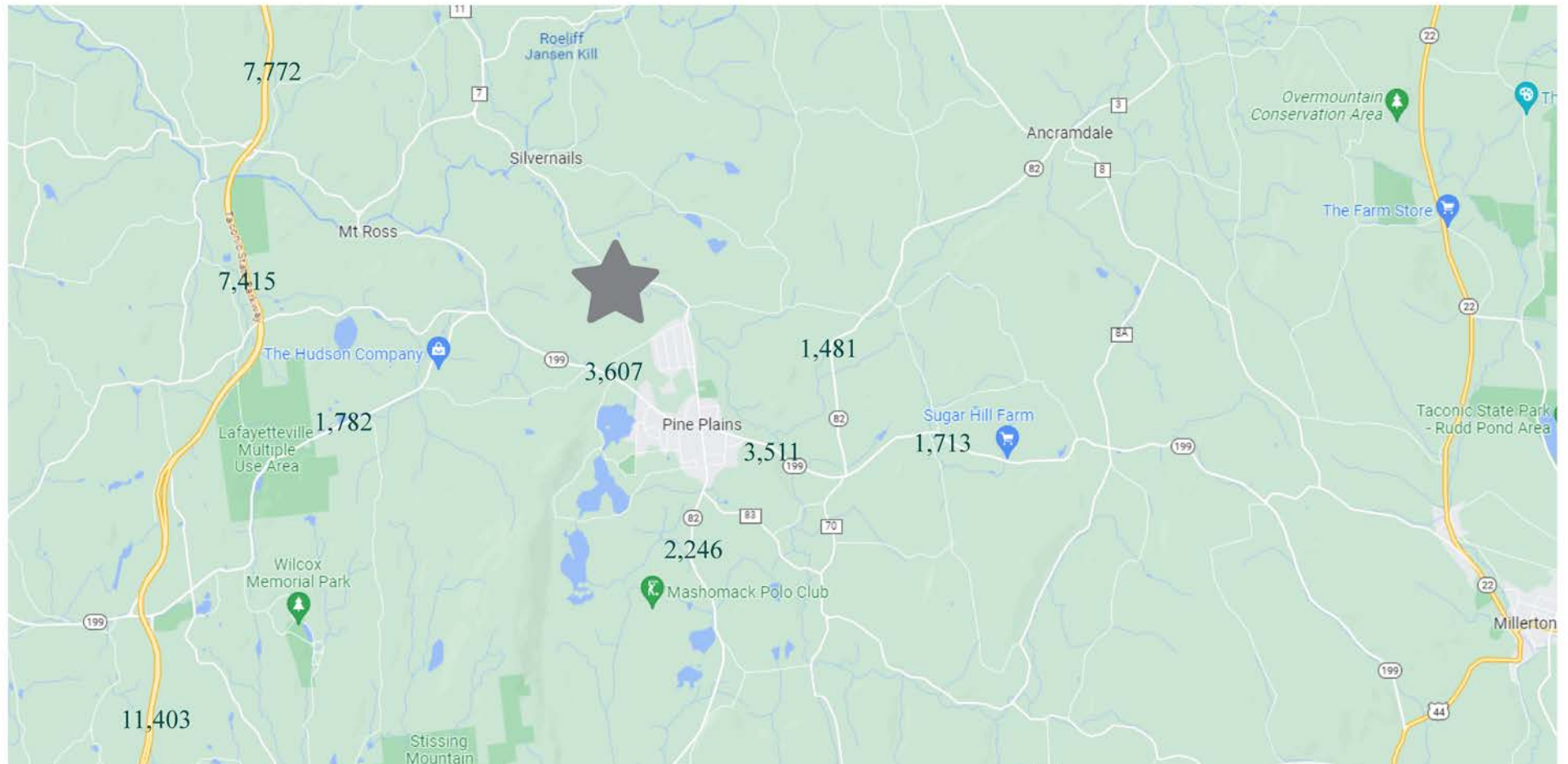
Total Travelers	287		2,124		10,310	
<30 Minutes	152	52.96%	1,255	59.09%	5,990	58.10%
30-60 Minutes	111	38.68%	671	31.59%	3,182	30.86%
60+ Minutes	24	8.36%	198	9.32%	1,138	11.04%

## 2023 POPULATION BY OCCUPATION

	1 Mile		5 Miles		10 Miles	
<b>Total by Occupation</b>	<b>553</b>		<b>4,213</b>		<b>21,028</b>	
Real Estate & Finance	10	1.81%	106	2.52%	573	2.72%
Professional & Management	156	28.21%	1,167	27.70%	6,256	29.75%
Public Administration	23	4.16%	121	2.87%	728	3.46%
Education & Health	75	13.56%	526	12.49%	2,979	14.17%
Services	71	12.84%	432	10.25%	1,862	8.85%
Information	2	0.36%	29	0.69%	199	0.95%
Sales	47	8.50%	449	10.66%	2,260	10.75%
Transportation	9	1.63%	71	1.69%	477	2.27%
Retail	37	6.69%	204	4.84%	1,128	5.36%
Wholesale	7	1.27%	76	1.80%	282	1.34%
Manufacturing	10	1.81%	104	2.47%	562	2.67%
Production	28	5.06%	184	4.37%	822	3.91%
Construction	37	6.69%	289	6.86%	1,324	6.30%
Utilities	3	0.54%	49	1.16%	293	1.39%
Agriculture & Mining	22	3.98%	196	4.65%	445	2.12%
Farming, Fishing, Forestry	4	0.72%	79	1.88%	188	0.89%
Other Services	12	2.17%	131	3.11%	650	3.09%

# 70-98 RYAN ROAD

## LOCAL TRAFFIC INFORMATION



Average Daily Traffic Counts

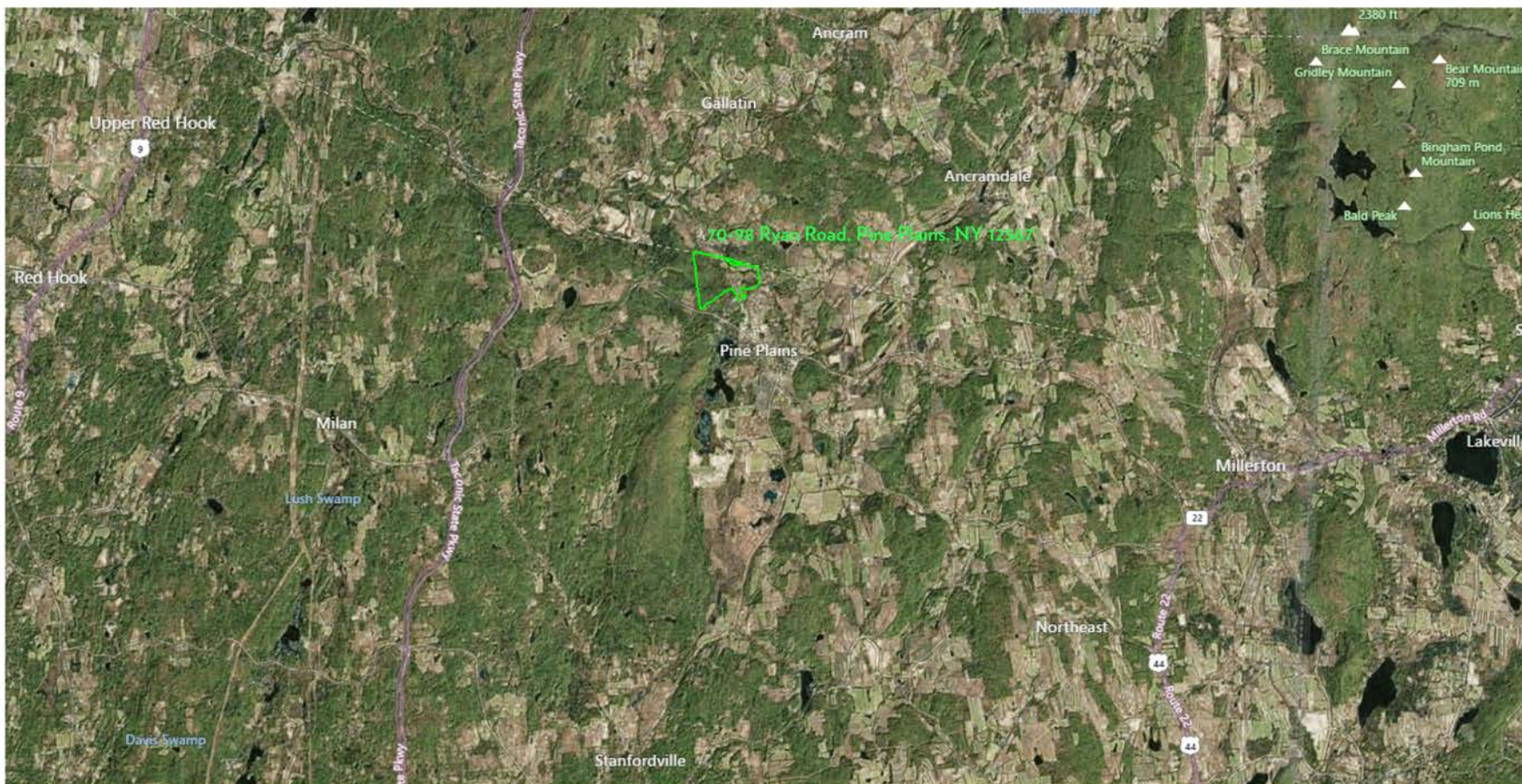
# 70-98

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## AERIAL MAP



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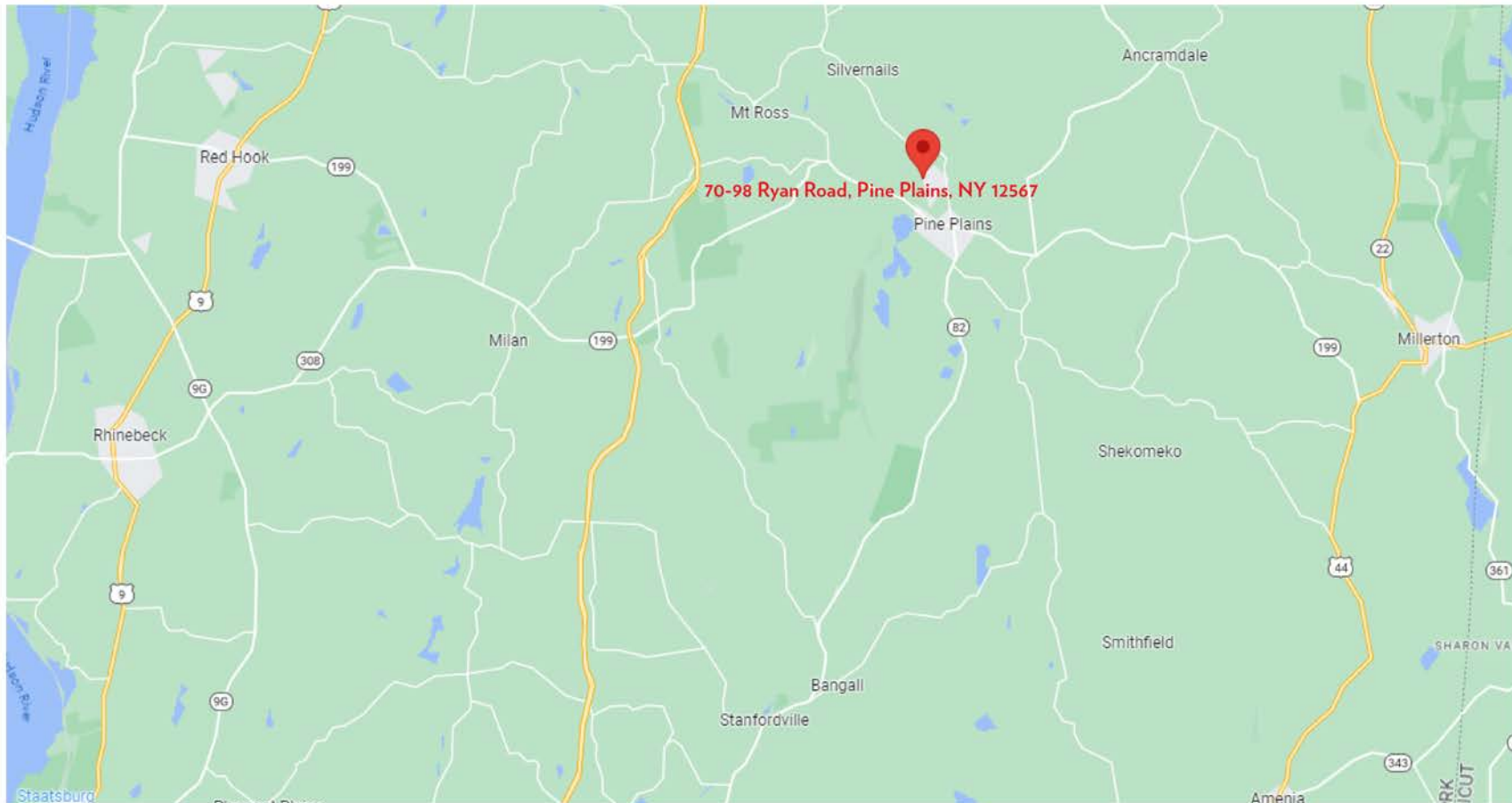
# 70-98

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## REGIONAL MAP



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## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION

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