



ADJACENT TO STATE LAND
 335 ACRES
 11 PARCELS
 WESTERN VIEWS
 FARMHOUSE +
 LODGE + BARN
 POND + STREAM
 NEAR SKI SLOPES
 PRIVACY



HARDENBURGH
 12 Armstrong Rd, Arkville, NY 12406

<https://gristmillrealestate.com>

\$2,500,000

Own Paradise. At the end of a town-maintained dead-end road in the heart of the Catskill Mountains is The Odell Farm, 335 splendid acres of forest, meadows, pond, and stream adjoining thousands of acres of protected state land. This private and delightfully secluded retreat consists of the original 4BR 1.5 bath 1826 farmhouse and 1991 3BR 2BA oversized lodge (with its own oversized garage) along with a detached 5 bay garage with heated office (more room for your toys, cars, workshop tools than you can imagine) and a professionally restored barn with 2 stables, a tack room and stunning and exposed posts and beams. Maintained forest roads throughout the property make for usable land to explore, hike, hunt, forage, ski or atv and connect the various upper and lower meadows, all yielding a potential for new builds with spectacular western views. Those seeking a connection to nature, will find the land wonder filled and awe inspiring with abundant and diverse flora and fauna. There is beauty all around. The farmhouse is replete with hardwood flooring and country charm. The Lodge, a mountain chalet impressive in size, is built like a fort. The open concept Great Room with vaulted ceilings and pine plank walls sets the scene for imagining large gatherings with an expansive dining area, and chef kitchen with Wolf range and Sub Zero fridge. An additional former home site has a well, electric, and existing address near a superior vista and the stone foundation and remnants of another home are found streamside. Experience unparalleled privacy (you'll own all of Armstrong Road) within close proximity to Margaretville (grocery store, pharmacy, great coffee, shops, hospital), Belleayre for Skiing and summer activities, and just 2.5 Hours to NYC. This is a unique opportunity to become the next steward of an exceptional property. Offering includes the following 11 parcels making many options available for the creative and inventive buyer: 11.1-1-1 (4.10 ac); 11.1-1-3 (3.00 ac); 11.1-1-4 (58.30 ac); 3.3-3-27 (20.30 ac); 3.3-3-37 (102.00 ac); 3.3-3-38.100 (28.99 ac); 3.3-3-38.200 (28.99 ac); 3.3-3-39 (78.80 ac); 3.3-3-40 (1.50 ac); 3.3-3-41 (1.20 ac); 3.3-3-42 (8.50 ac) The taxes noted include the forestry program exemption. Please do not miss the video that highlights some special areas of the property. 3D tours of the interior are also available as is high speed internet. Build your best life at The Odell Farm.

Addendum: Property Tax with Forestry Exemption is \$8259 without exemption \$12810 (there may be penalties for exiting program before it expires) School tax with exemptions: \$5901 without exemptions \$9700 square footage from matterport. County records show farm house as larger than matterport (county shows 1814 sq ft for farmhouse) commission earned and payable at closing

MLS ID: 20231898

Status Category: Active

Zone: Tbd

Year built: 1826

Bedrooms: Seven

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Listing Category: Residential

Area, sq ft: 4829 sq ft

Acreage: 335

Age: 100-200

Bathrooms: 4

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 3 Level: 2

Den Level: L

Basement Level: B

Other 2 Level: 2

Basement: Mixed, Interior Access, Garage Access, Concrete Floor

Other Rooms: Finished Attic, Great Room, Library, Office, Study, Workshop

Total Rooms: 19

Slideshow:

<https://u.pcloud.link/publink/show?code=XZEOTEVZtA4qr11eORu8Cju7Q3rkPRaSpxFV>

Bedroom 4 Level: 2

Attic Level: 3

Other 1 Level: 1

SqFt 1st: 3426

Attic: Finished, Pu Dw, Stair/crawl, Storage, Walk Up, Other/see Remarks, Stand Up

Amenities: Medical Facility

Virtual Tour:

<https://u.pcloud.link/publink/show?code=XZEOTEVZtA4qr11eORu8Cju7Q3rkPRaSpxFV>

Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic, Hardwood, Linoleum, Mixed

Fireplace Location: Basement, Family Room, Living Room

Miscellaneous Features: Ceiling-cathedral

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-double, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Stone, Wood

Wood Stove: Wood

Additional Interior Features: Insulated Windows, Sliding Glass Doors, Gas Stove Connection, Washer Connection

UTILITIES

Heat Source: Baseboard, Hot Water

Hot Water: Oil

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Electric, Kerosene, Oil, Wood Assist

Water: Spring, Other

Electricity: 200 Amps, Generator Hook Up

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Blacktop, Dirt, Gravel

Style: Chalet, Farm House, Estate

Siding: Vinyl, Wood

Roof: Asph Shingle, Metal

Lot Features: Adjacent To State Land, Meadow, Pond, Private, Slope-moderate, Wooded, No Outlet Street, Easement, Water Frontage

Water Features: Creek, Stream, Waterfall

Lot Dimensions: 335 Acres

Garage/Parking Extras: Lot-paved, Other/see Remarks

Style: Farm House

Color: Yellow And Brown

Porch: Deck, Patio

Other Buildings: Additional Garage, Additional Living Unit, Barn, Chicken Coop, Guest House

Views: Meadow, Mountain, Valley, Panoramic, Farm, Creek

Additional Exterior Features: Partial Fenced, Fence

Lot: 40 Plus

LOCATION DETAILS

Area/Town: Hardenburgh

Lot/Site: Rural

Directions: From Todd Mtn Rd Left On Rider Hillow. Left On Old Baker Left On Armstrong. From Dry Brook, Left On Todd Mtn, Right On Rider Hollow, Left On Old Baker Left On Armstrong

School District: Margaretville

County: Ulster County

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

Agent Last Name: Barr

Agent First Name: Dara



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