



\$2,500,000

<https://gristmillrealestate.com>

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 commission earned and payable at closing

MLS ID: 20231899

Status Category: Active

Zone: Tbd

Year built: 1826

Bedrooms: Seven

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Listing Category: Residential

Area, sq ft: 4829 sq ft

Acreage: 335

Age: 21-40

Bathrooms: 4

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 2

Den Level: 1

Other 1 Level: 2

SqFt 1st: 3426

Attic: Stair/crawl, Walk Up, Other/see Remarks, Stand Up

Amenities: Garden Area, Park, Health Club, Library, Medical Facility

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

Date added: Added 5 months ago

Attic Level: 3

Other 2 Level: B

Basement: Mixed, Interior Access

Other Rooms: Great Room, Library, Loft, Study, Utility Room

Total Rooms: 19

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

INTERIOR FEATURES

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

Fireplace Description: Free Standing, Stone, Other/see Remarks, Wood

Cooling/Air Conditioning: Window Unit

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

Flooring: Carpet, Ceramic, Hardwood, Linoleum, Mixed, Wood

Fireplace Location: Basement, Family Room, Living Room

Miscellaneous Features: Ceiling-cathedral, Ceiling-vaulted

UTILITIES

Heat Source: Baseboard, Hot Water, Wood Assist, Other/see Remarks, Abv Ground Fuel Tank, Inground Fuel Tank

Hot Water: Mixed, Oil

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Electric, Oil

Water: Spring, Other

Electricity: 200 Amps, Generator Hook Up

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Other-see Remarks

Driveway: Blacktop, Gravel

Style: Chalet, Farm House

Color: Yellow And Brown

Porch: Deck, Open, Patio

Other Buildings: Additional Garage, Additional Living Unit, Barn, Chicken Coop, Stable

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

Additional Exterior Features: Partial Fenced, Fence

Lot: 40 Plus

Garage/Parking Extras: Driveway, Off Street, Other/see Remarks

Style: Farm House

Construction: Frame/stick, Post And Beam

Siding: Clapboard, Vinyl, Wood

Roof: Asph Shingle, Metal

Lot Features: Adjacent To State Land, Meadow, Parking Lot, Pond, Private, Secluded, Slope-gently, Slope-moderate, Easement, Water Frontage

Water Features: Creek, Pond, Stream, Waterfall

Lot Dimensions: Tbd

LOCATION DETAILS

Area/Town: Hardenburgh

Lot/Site: Rural

Directions: From Todd Mountain Rd At Belleayre Turn Left Onto Rider Hollow. Left Onto Old Baker And Left Onto Armstrong. From Drybrook Rd, Turn Onto Todd Mtn Road, Right Onto Rider Hollow, Left Onto Old Baker And Left Onto Armstrong

School District: Margaretville Central Schools

County: Ulster County

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

Agent Last Name: Barr

Agent First Name: Dara



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