

125 acres Ballard Lake



Presented by
McGrath Realty Inc

91 Milltown Road, Stormville, NY 12582



125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Property Details

Beautiful rolling wooded property containing a swim lake, ideal for a family compound, subdivision or a private estate.. zoning is residential 3 acre

Price: \$985,000

View the full listing here: <http://www.crelisting.net/RXv4FrR7Q/?StepID=107>

Price:	\$985,000
Property Type:	Land
Property Sub-type:	Residential (land)
Property Use Type:	Vacant/Owner-User
Distressed:	Yes
Features:	Electricity/Power, Telephone, Cable, Gas/Propane

125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Listing Lot

\$985,000

Lot Size:	125.12 AC
Price/AC:	\$7,872.44
Lot Type:	Residential (land)
Commission Split:	2.5%

125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Location



Location Description

Easy access of I84 and Rte 52

125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Property Photos



125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

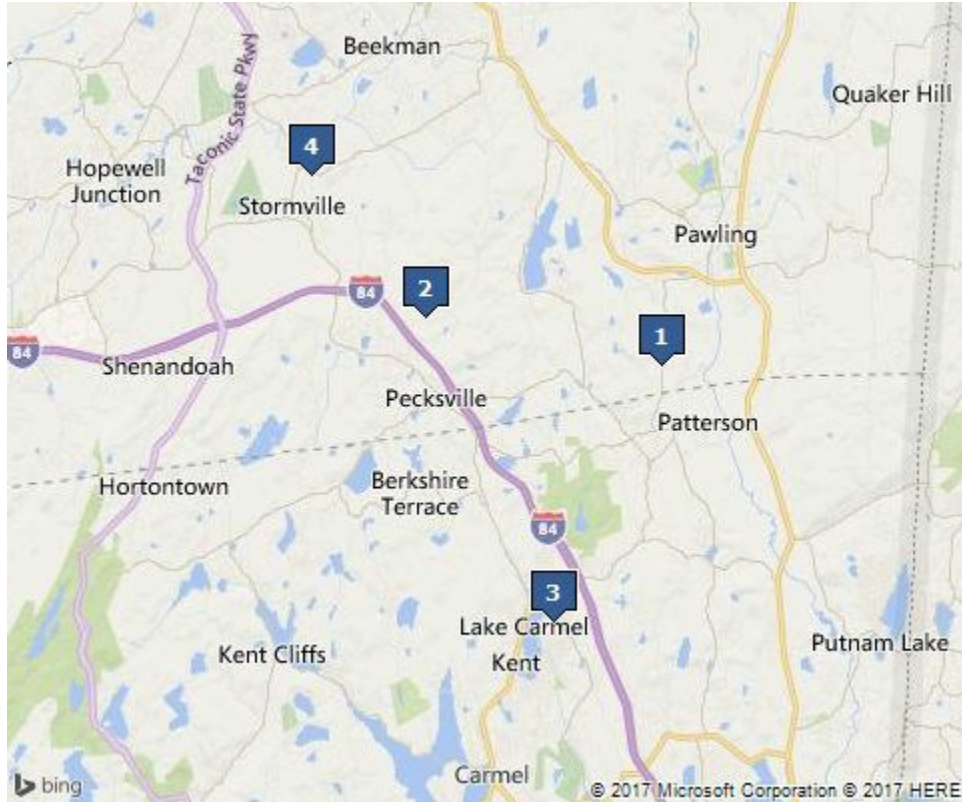
Sales Comparables

	Photo Not Provided	Photo Not Provided	Photo Not Provided	Photo Not Provided
Address	133 Harmony Road, Pawling, NY 12564	490 Grape Hollow Road, Holmes, NY 12531	Cottage Road, Carmel, NY 10512	37 Brothers Rd, Stormville, NY 12582
Property Type	Land	Land	Land	Land
Property Subtype	Residential (land)	Residential (land)	Residential (land)	Residential (land)
Zoning	R3*	R3*	R10*	R1*
Building Size	2.50 AC	19 AC	0.10 AC	1.90 AC
Year Built				
No. Stories				
Lot Size	2.50 AC	19.00 AC	0.10 AC	1.90 AC
APN / Parcel ID	134089-6955-00-519694-0000	132800-6756-00-301361-0000	372200-033-051-0001-006-000-0000	132800-6657-03-249475-0000
Asking Price				
Price Per				
Last Sold	11/05/2016	07/13/2016	06/01/2016	01/20/2016
Sale Price	\$125,000	\$15,000	\$46,279	\$495,000
Sale Price Per	\$50,000 /AC	\$789.47 /AC	\$446,492.57 /AC	\$260,526.32 /AC
Notes				

125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Map of Comparables



	Property Address	Sale Date	Sale Price	Property Type	Subtype
1	133 Harmony Road, Pawling, NY 12564	11/05/2016	\$125,000	Land	Residential (land)
2	490 Grape Hollow Road, Holmes, NY 12531	07/13/2016	\$15,000	Land	Residential (land)
3	Cottage Road, Carmel, NY 10512	06/01/2016	\$46,279	Land	Residential (land)
4	37 Brothers Rd, Stormville, NY 12582	01/20/2016	\$495,000	Land	Residential (land)

125 acres Ballard Lake

91 Milltown Road, Stormville, NY 12582

Broker Profile



Kevin McGrath

Thirty Five years in the land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management Sales and leasing of commercial properties.

mcgrath868@aol.com
(914) 391-2880
License: Broker



McGrath Realty Inc

1906 Rte 52 Suite H
Hopewell Jct, NY 12533

Current Occupation:	President/Owner McGrath Realty Inc.
Work Experience:	Thirty Five years in the commercial land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management
Education:	John F Kennedy
Organizations/Associations:	LoopNet, Inc.
Honors/Awards:	Kennedy Award
Website:	http://www.mcgrathcorp.com/
Interests:	Golf, Football, College Hoops, farming