

Mr. and Mrs. Frederick C. Whaley Purchased Horse Breeding Facility in North Carolina
Direct their New York State Farm to be Sold

367[±] AC. COLD SPRING FARM

As 3 Parcels, Combinations, or Entirety

AUCTION



Between Chester & Sugar Loaf

Orange County, New York

45 miles from New York City

Auction on Premises: Saturday October 12TH at 1:00^{PM}



America's Foremost Real Estate Auction Organization • Founded 1924 • Philadelphia, PA



AUCTIONEER: The Auctioneer is the agent for Seller and not the buyer. The Auctioneer reserves certain rights in the conduct of the Auction as are stated throughout the Terms and Conditions and the announcements made from the podium before and during the Auction. Among these rights, but not limited to, are the following: the reservation to change the format of the auction at any time; the right to request minimum bid increments; the right to refuse to accept bids; the right to settle a dispute by re-opening the bidding, by determining in the Auctioneer's sole judgment the winning Bidder, or to withdraw the Property; the right to offer individual Properties, to group Properties, or to offer all Properties as an entirety; the right to not offer any Property as an individual Property, in a group of Properties, or as an entirety; the right to offer individual Properties prior to offering those Properties in a group of Properties or as an entirety; and the right to offer all Properties as an entirety prior to offering those Properties individually or in a group of Properties; and the right to withdraw a Property for lack of bidding. The Auctioneer's record shall be conclusive and final.

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Kings Highway • Sugar Loaf • New York

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AUCTION

CIRCA 1792 RESTORED MANOR HOME

First Floor

Spacious **Center Hall** with main stairway.

Living Room with wideboard pine floor, brick fireplace, Colonial-style mouldings, built-in bookcases and exposed beamed ceiling.

Dining Room similarly appointed, boasts a brick fireplace, hardwood floor, three built-in cupboards.

Office features hardwood floors.

Den includes a brick fireplace, wet bar, wall-to-wall carpeting, stained pine walls, and beamed ceilings.

Kitchen warmed by a corner brick fireplace, and equipped with a double wall oven, dishwasher, refrigerator, washer and dryer, formica counters, wood cabinetry and three storage cupboards. The remainder of the service area comprises a half-bath and Tack Room.

Second Floor

Master Bedroom features wall-to-wall carpeting, generous closet space and sitting room.

First Family Bedroom features handsome pine paneling and wall-to-wall carpeting.

Second Family Bedroom carpeted, adjoining sitting room.

Third Family Bedroom carpeted.

Fourth Family Bedroom wall-to-wall carpeting, bright southern vistas.

Fifth Family Bedroom • Sixth Family Bedroom • Full Bath Attic

Basement three rooms, two 275 gallon oil tanks, water filtration system and freezer.

OUTBUILDINGS

Manager's Residence living room, kitchen, bedroom, full bath, and basement garage. Gas and electric heat.

Recently Constructed Barn zone lighting and 29 stalls, laboratory, office, feed room, and storage above; serviced by water & electricity.

5-Bay Garage storage above & attached **5-Stall Stallion Barn**.

Original Barn 24 stall, large feed and tack rooms, storage capacity for 16,000 bales of hay; water and electrical service; adjoining Trophy Room with electric heat.

Root Cellar • Groom's Quarters

A Magnificent Setting!

With the majestic Sugar Loaf Mountains as a backdrop and the extensive white board fencing bordering picturesque rolling fields and green pastureland, the beauty of Cold Spring Farm has been the setting for several high profile television commercials

Bid Rigging is a Felony: Section 1 of the Sherman Act (15 U.S.C. § 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, individuals are subject to a maximum fine of \$250,000 and/or three years imprisonment. Corporations are subject to a maximum fine of at least \$1 million.

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Traiman

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License # 575205

Representing Sellers & Buyers of Distinctive Properties Worldwide
Douglas Clemens • Chairman & President • Licensed NY Broker

PARCEL 1

West side of Kings Highway
main residence and barns
108[±] acres total

- 29[±] acres zoned AR.5
- 79[±] acres zoned AR1
- road frontage: 3640'

PARCEL 2

East side of
Kings Highway
90[±] acres total

- 19[±] acres zoned AR.5
- 71[±] acres zoned AR1 in 4A
Sugar Loaf sewer district
- road frontage: 3870'
(Roe family cemetery not included)

PARCEL 3

East side of
Black Meadow Road
168[±] acres total

- 27[±] acres zoned I
- 95[±] acres zoned IP
- 46[±] acres zoned AR.5
- road frontage: 2638'
- taxes: \$793.28

taxes for Parcels 1 & 2 assessed together: \$20,747.42

ZONING

AR1

permitted uses include single family dwellings as follows:

- 15,000 SF min. lot with central water and sewer
- 20,000 SF min. lot with either central water or sewer
- 40,000 SF min. lot without central water and sewer

AR.5

permitted uses include single family dwellings as follows:

- 15,000 SF min. lot with central water and sewer
- 40,000 SF min. lot with either central water or sewer
- 80,000 SF min. lot without central water and sewer

I

permitted uses include:

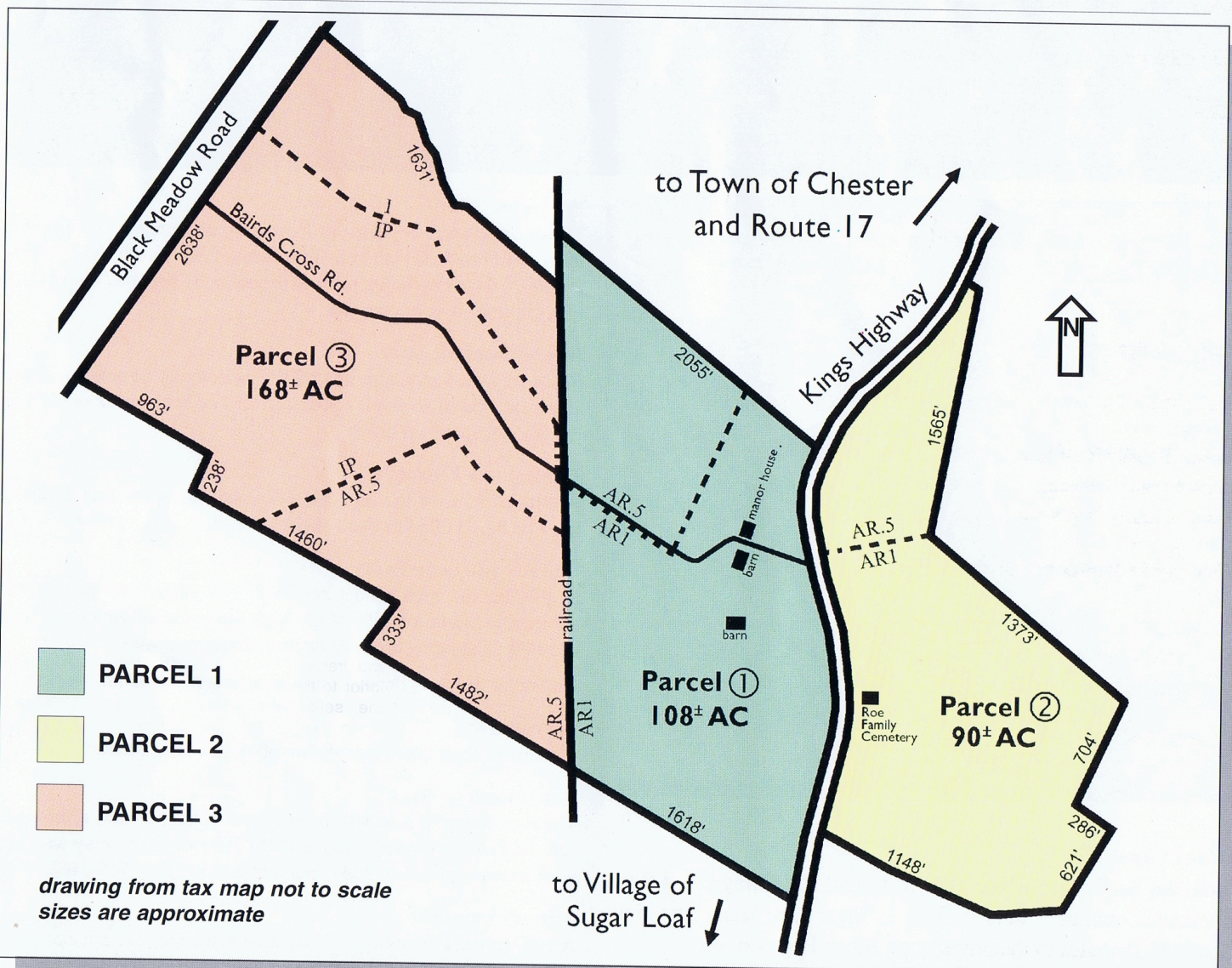
- manufacturing
 - printing establishments
 - transportation terminals
 - wholesaling
- and those uses permitted under IP zoning

IP

permitted uses include:

- offices
- warehouse
- research laboratories
- light industrial uses

Refer to the Zoning Regulations of the Town of Chester for additional permitted, accessory and special uses and requirements.





*Ideal for Equestrian Facility,
Fine Country Estate,
Land Development,
Scenic Golf Course or
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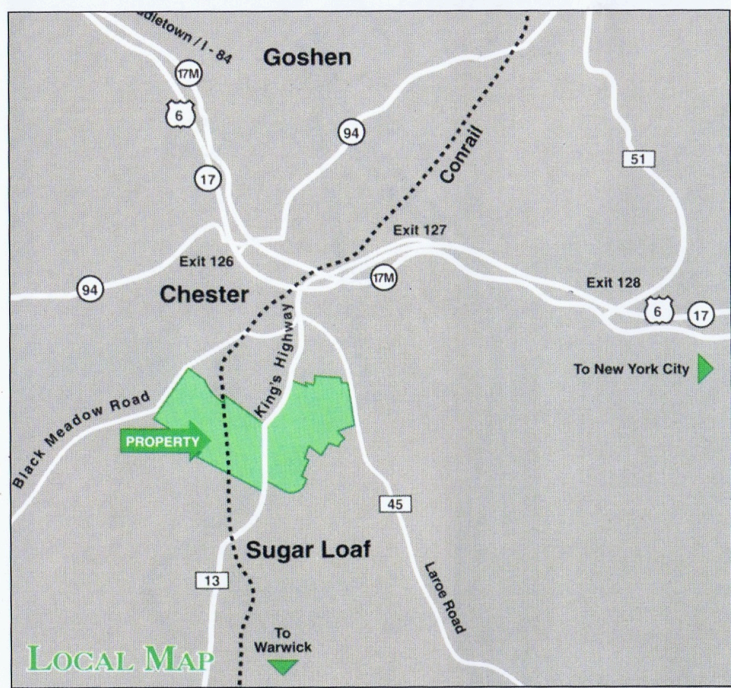
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**FIRST CLASS
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DIRECTIONS

From the South: take Route 17 west to Exit 127 (Gray Court Road, Chester). Continue 1 mile to light & Sugar Loaf sign. Turn right. Continue 1 1/2 miles to the property on Kings Highway.

PREVIEWS

The buildings will be open for inspection on Sunday, October 6TH, from 1:00^{PM} to 4:00^{PM} and on Wednesday, October 9TH, from 1:00^{PM} to 4:00^{PM}. (also two hours prior to the auction) You may inspect the land anytime at your own risk.

BIDDER REGISTRATION

Bidder registration begins at 11:00^{AM} auction day. In order to register to bid, you must display your certified or bank check or cash in the amount specified below.

DEPOSIT FOR ENTIRETY

A total of 15% of the high bid price; of which the first \$75,000 must be by certified or bank check or cash.

DEPOSIT FOR EACH PARCEL

If you are the high bidder on an individual parcel, the deposit required is a total of 15% of the high bid price; of which the first \$25,000 must be by certified or bank check or cash.

Any other forms of deposit must be approved by Seller

SETTLEMENT

Settlement shall take place within 60 days of the auction.

AGREEMENT OF SALE

The Agreement of Sale will be available at the preview, auction, or call the Traiman Organization at (215) 309-0439. You may also fax your request (please include your address) to (215) 545-2462.

BUYER'S PREMIUM

A 10% Buyer's Premium will be added to the high bid price on each parcel.

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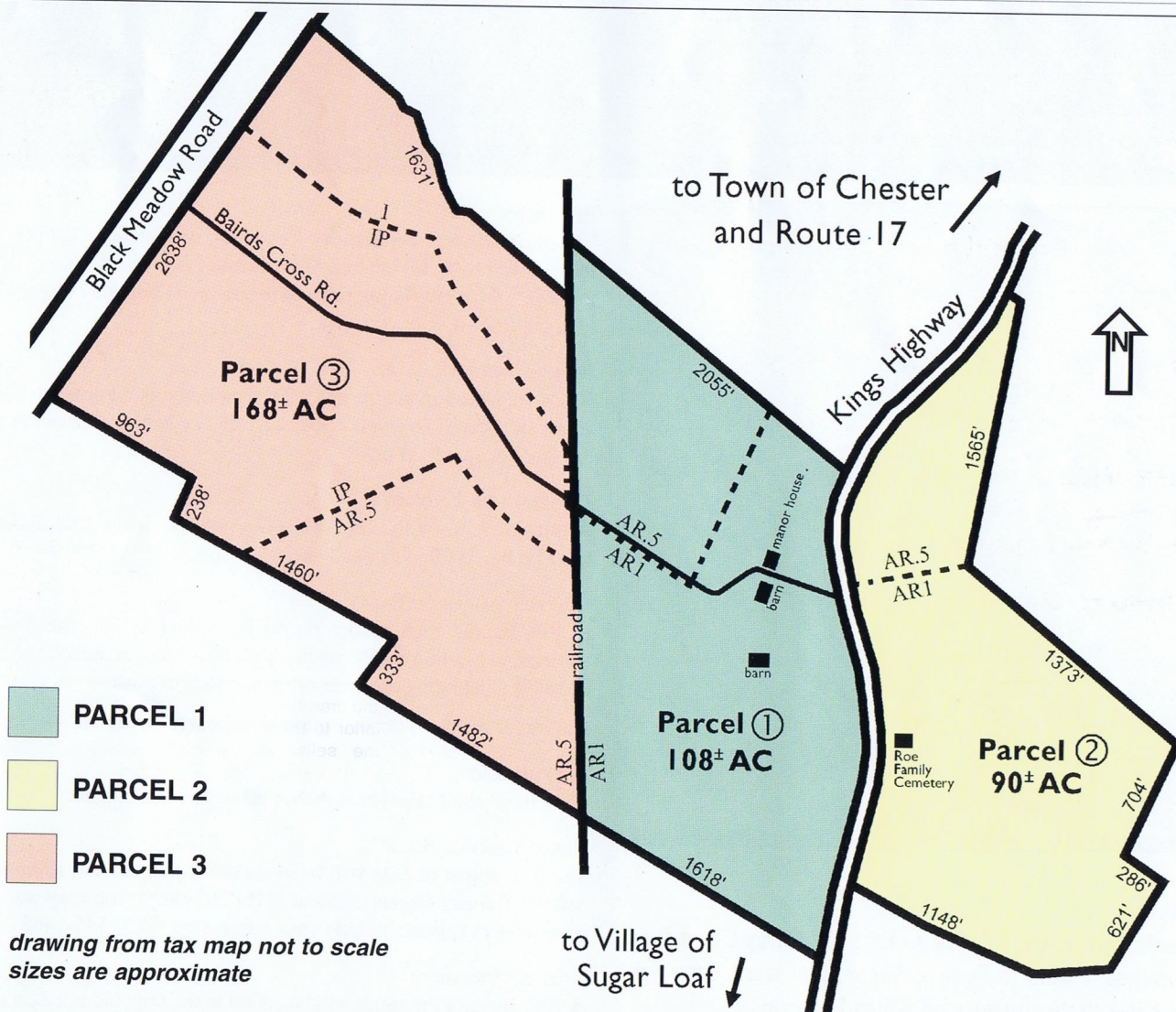
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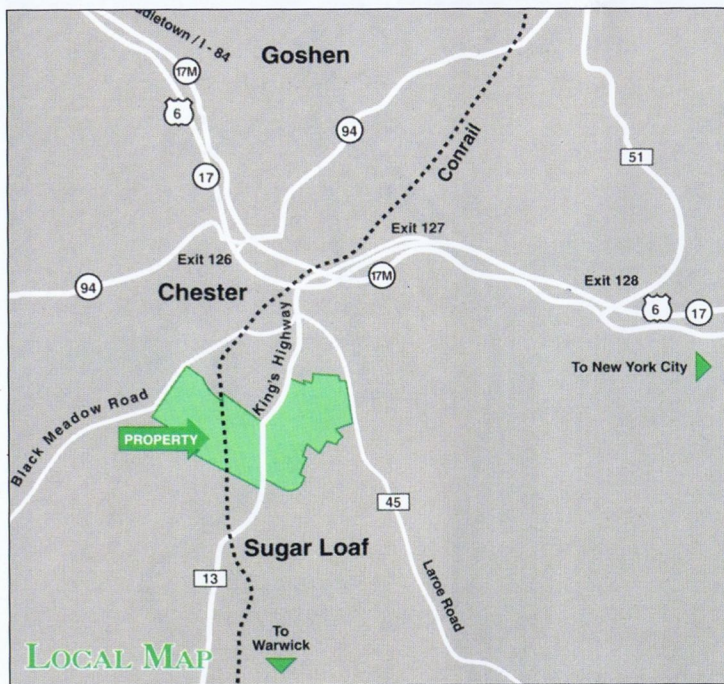
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