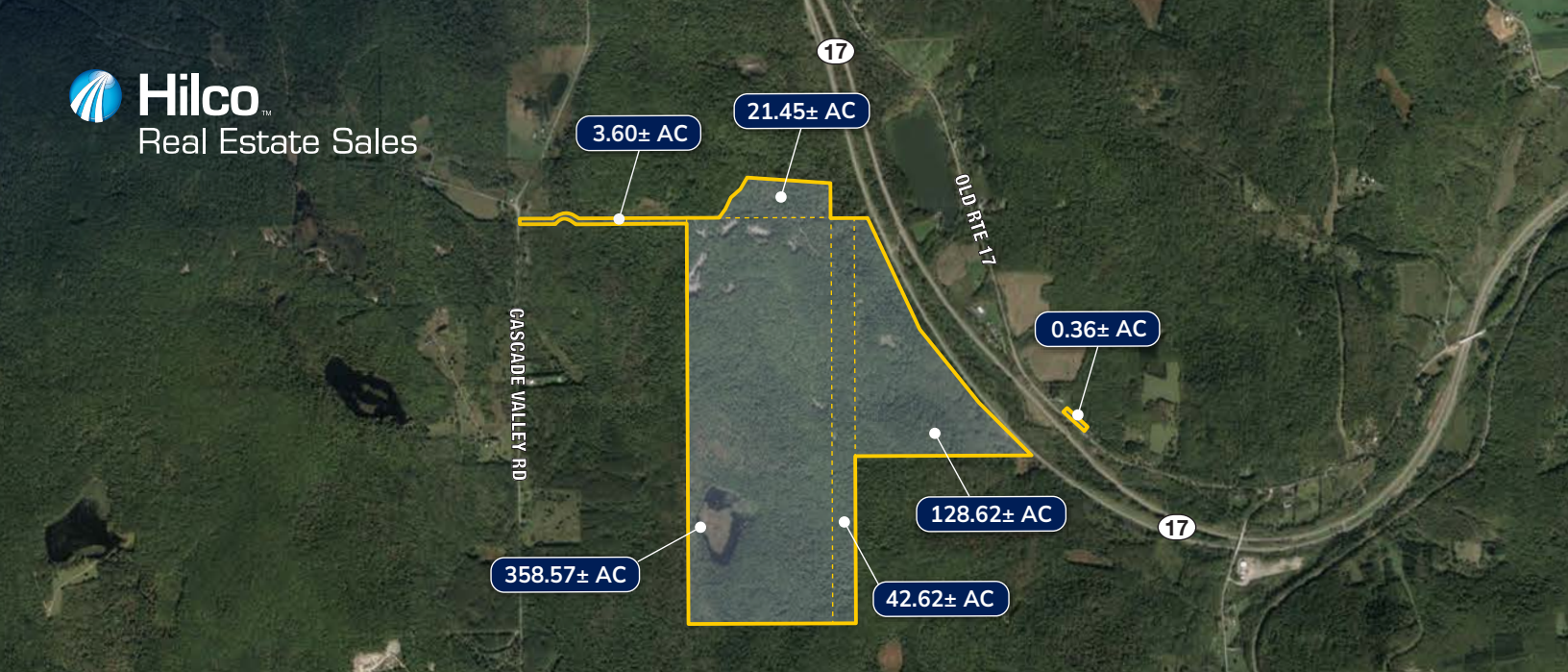




FOR SALE

555± AC Land Acquisition Opportunity

Two Bluestone Quarry Permits Included in Sale

Broome County, NY

HIGHLIGHTS

- Two permitted bluestone quarries onsite with one permit currently being leased & generating income
- Site includes 20± AC fresh water pond
- Approx. 25 minutes from Binghamton, NY
- Convenient access to I-86 & Route 17

DETAILS

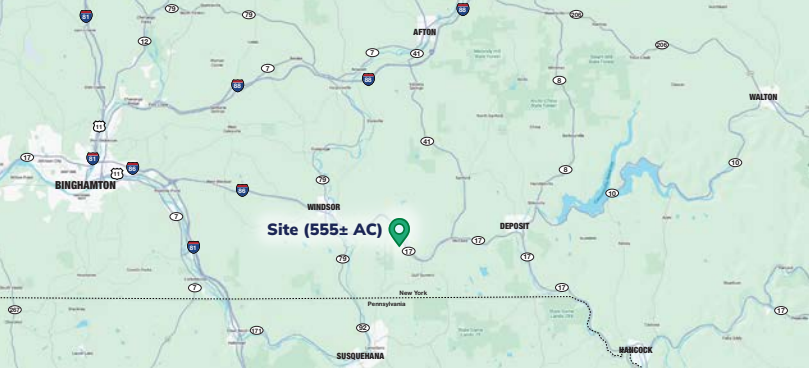
Spanning 555± AC, this offering is in the wooded western Catskill Mountains and includes two bluestone quarries where all mineral rights are in the ideal location of the Marcellus Shale. Currently, one of the quarries is leased out to a third party allowing new ownership to inherit the existing lease and future royalty payments, while the other quarry has an active permit ready for mining operations. From the 46± AC currently permitted, there is an estimate of about eight-million cubic feet of quality saw rock bluestone and 1.8 million tons of broken bluestone, making for an exceptional opportunity for an owner/operator to expand quarry operations.

Alternatively, the agricultural zoning provides the potential to convert the land into a golf course, residential developments or potentially renewable energy farms.



	Land Size	555± AC
	Zoning	Agricultural
	Parcel #	Town of Windsor 200.00-1-21 - 3.60± AC 200.00-1-19 - 21.45± AC 216.00-1-13 - 358.57± AC Town of Sanford 216.00-1-10 - 42.62± AC 200.00-1-12 - 128.62± AC 216.00-1-7 - 0.36± AC
	Taxes (2024)	\$19,800

855.755.2300
HilcoRealEstateSales.com



*Images are for informational purposes only and may not correspond to the actual site.

Broome County, NY

LOCAL INFORMATION

Broome County, New York, is located in the south-central region of the state, bordering Pennsylvania. Known for its strong agricultural and farming industries, the county is also rich in mineral deposits, making it a prime source for aggregates and construction materials used in infrastructure projects across New York and Pennsylvania.

With access to major highways like I-81, I-86 and I-88, transportation of materials is efficient and cost-effective, ensuring seamless distribution to key markets.

Beyond its logistical advantages, Broome County is an expanding economic hub, with ongoing development projects and a business-friendly environment supported by local government. Its largest city, Binghamton, serves as the county seat and is about 25 minutes from the site, providing access to a skilled workforce and industrial support services.



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SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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