

HISTORIC PROPERTY FOR SALE

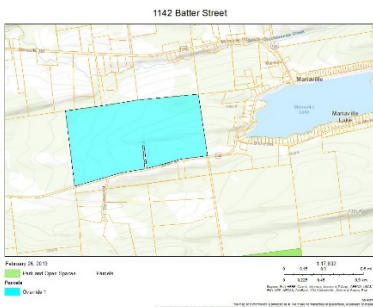
INDIAN LOOKOUT COUNTRY CLUB

1142 Batter Street, Pattersonville, New York
(Town of Duaneburg, County of Schenectady, State of New York)

Home and Income Investment!

\$4,200,000

SBL: 34.00-2-8.12
Property Class: 280 – Res Multiple
Lot Size: 177.50 +/- Acres
Total Assessed Value: \$235,000
Full Market Value: \$716,463
Total Taxes: \$36,991 +/-
School District: Schalmont
Deed Book: 1067, Page: 18
Sewer Type: Private
Water Supply: Well/Towers



Property Consists of:

- ✓ **2 Houses:** One house w/in-ground pool & Jacuzzi Room, small bar area at pool and 2 stall garage. One house w/ 2 small garages.
- ✓ **Large Quonset hut** with 2 lifts.
- ✓ **Commercial kitchen** behind Quonset hut.
- ✓ **Barn** next to kitchen for eating or storage.
- ✓ **2 buildings** set up for summertime sleeping or offices.
- ✓ **First Aid building** on site.
- ✓ **3 buildings set up for small stores** during events, or use for whatever you want.
- ✓ **2 construction-type trailers** with a mix of flushable toilets and showers.
- ✓ **3 trailers** with multiple flushing toilets.
- ✓ **Large building** with multiple showers and toilets
- ✓ **Large outside bar** with large walk-in cooler and multiple taps.
- ✓ **Permanent Stage** with a roof.
- ✓ **Trailers for staff or performers** to change and get ready.
- ✓ **Guard shacks** thru-out property and at all entrances.
- ✓ **Fully fenced** in at front and sides of property.
- ✓ **3 Water towers** holding approx. 20,000 gallons of water.
- ✓ **Power** to all fields.
- ✓ **Stone roads** in fields.
- ✓ **3 Large mound systems for sewage.**
- ✓ Excellent **well** on property.
- ✓ **Gazebo in the middle of pond** for special occasions.
- ✓ **Multiple ponds.**
- ✓ **Great potential** for concerts, weddings, motorcycle events, motorcycle racing, 4-wheeler events, car shows, bicycle events, camping, horseback riding, etc.

* Other business available and equipment sold separate.



For additional information contact:

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