

**Sale Name:** 93 +/- ACRES NEAR INTEL DEVELOPMENT SITE - Offered in 2 Parcels (55 & 38 Acre Tracts)

**LOT 1 - TRACT 1 - 55 ACRES**



**Description**

Being sold at an ONLINE & ONSITE PUBLIC AUCTION to be held at 4:00 PM, Tuesday, May 9th, 2023. AUCTION being held at Croton Fairgrounds, the Babcock Building. Doors open at 3:00 PM & light refreshments available. Acreage located near proposed Intel development and is being offered in a 'multi-parcel' auction format with proposed splits of 55 +/- acres (Tract 1) on Clover Valley Rd NW & 38 +/- acres (Tract 2) on Tagg Rd. So, buy EITHER or BOTH & it sells in the manner resulting in highest selling price with an aggregate RESERVE of \$15,000/acre (\$1,397,400). There is NO CAUV tax recoupment. NOTE: There is a barn (circa 1900 and an old (capped) well, nearby. 90+/- acres (total parcel) is currently being farmed with a lease through 2024 based on \$160/acre per year. **The buyer will have the option to buy out the farm lease for \$128,000 and have possession of the land at closing.**

**Quantity:** 1



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