

# AUCTION

ABSOLUTE AUCTION-TO BE SOLD REGARDLESS OF PRICE

October 15<sup>th</sup>

8 Parcels Sold Individually  
Totaling 489<sup>+/-</sup> Acres



12 Henry Street  
P.O. Box 738  
Whitney Point, NY 13862  
manasseauctions.com



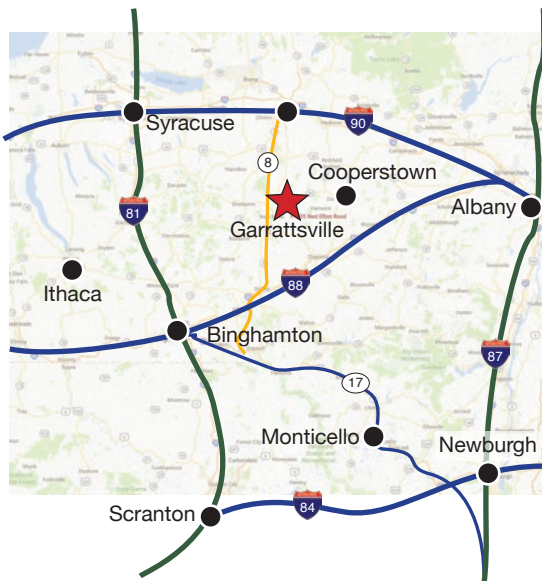
A licensed NY Real Estate Broker  
In cooperation with Max Spann  
Real Estate & Auction Co



Don't Miss this Fantastic Opportunity!



Butternut Valley Golf Course



ABSOLUTE AUCTION-TO BE SOLD REGARDLESS OF PRICE

# AUCTION

8 PARCELS SOLD INDIVIDUALLY, TOTALING 489<sup>+/-</sup> ACRES  
GOLF COURSE, FARMS, AND TREE FARM



OCTOBER 15<sup>TH</sup>  
GARRATTVILLE, OSTEGO COUNTY, NY





ABSOLUTE AUCTION-TO BE SOLD REGARDLESS OF PRICE

# 8 PARCELS SOLD INDIVIDUALLY, TOTALING 489+/- ACRES

**AUCTION: ON LOCATION**  
**REAL ESTATE: SATURDAY, OCTOBER 15<sup>TH</sup>, 11 AM**  
**EQUIPMENT: SATURDAY, OCTOBER 15<sup>TH</sup>, 2 PM**

Butternut Valley Golf Course, 435 Elliott Rd,  
Garrattsville (GPS:New Berlin) NY 13411

**PROPERTY PREVIEWS:**  
**BEGIN YOUR TOUR ON PARCEL 1**  
**SATURDAY, OCTOBER 1<sup>ST</sup>, 2-4 PM**  
**SUNDAY, OCTOBER 9<sup>TH</sup>, 2-4 PM**



Own Your Own Golf Course!



Hole in One!



Family Farmstead Wonderfully Renovated in  
2005 with all the Latest Amenities



Christmas Tree Farm

## PROPERTY ADDRESS:

**3927 State Highway 51, New Lisbon (Garrattsville), NY**

**MULTIPLE OPTIONS- BUY ONE OR ALL PARCELS!**  
**FARM, HUNT OR HAVE YOUR OWN PRIVATE GOLF COURSE**

- 8 Parcels to be sold individually, in combinations or buy them all!
- Operational executive 9-hole Butternut Valley Golf Course
- Golf Course includes Club House with bar, dining area, deck, and banquet hall for hosting events
- Close proximity to Otsego Lake & Cooperstown NY

## Table of Properties

Parcel	Address	Acreage +/-	Tax ID	Description
1	3927 St Hwy 51, New Lisbon	156.50	173.00-1-9.02	Main Farmstead with colonial home, barns, and silos
2	St Hwy 51, New Lisbon	78.52	173.00-1-17.01	Tree farm with frontage on Butternut Creek
3	Elliott Rd, New Lisbon	41.32	173.00-1-52.00	Adjacent to parcel 1, incredible views
4	Elliott Rd, New Lisbon	7.55	173.00-1-41.00	Adjacent to parcel 1, hay field and grazing pasture
5	435 Elliott Rd, New Lisbon	124.80	157.00-1-20.01	Butternut Valley Golf Course with Clubhouse
6	Bentley Rd, Pittsfield	61.61	156.00-1-58.01	"Top of the Hill" with incredible views of the entire Butternut Valley
7	391 Bentley Rd, Pittsfield	9.50	156.00-1-58.02	Hay field with Golf Course Maintenance Barn
8	Bentley Rd, Pittsfield	9.55	156.00-1-58.04	610'+/- Road frontage, easy to subdivide



Club House with Bar, Dining Room and  
Banquet Hall to Host Events



Beautifully Restored Barn with Plenty of  
Room for Equipment and Livestock



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**1-800-MANASSE**  
**MANASSEAUCTIONS.COM**

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