

THAT
UPSTATE
AGENT

COUNTRY
HOUSE
REALTY



190 Red Mill Rd Freehold, NY 12431

Greene County, Greenville
SBL: 51-1-44.1

PROPERTY FEATURES

1 BEDROOMS
1 FULL BATHROOM

PROPERTY DETAILS

- Square feet: approx 300
- Acres: 9.7
- Built: 1955

LISTING PRICE

\$299,000

For access, please
reference Showing Time
or instructions from the
office.



SYSTEMS AGES, DETAILS & UPGRADES

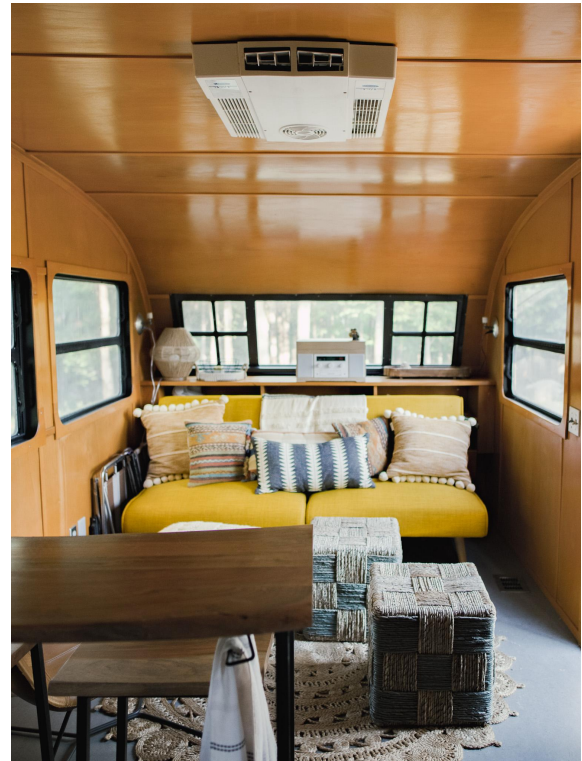
- Septic installed 2022
- Drilled well installed 2022
- Electric brought in 2022
- 1955 Royal Spartanette camper
- 3 possible build sites
- Survey available
- Engineering docs available
- Internet available on road through Mid-Hudson Cable
- Minimum acreage for subdivision in LR or O2 Low-Density Residential is 2 acres

UTILITIES

- Heat: Electric
- Fuel: Propane
- Water heater: Electric
- Internet/TV: Available on road
- Sewer: Septic
- Water: Drilled well
- Cell service: Decent

ATTIC + CRAWL SPACES

- None





HISTORY

Welcome to Camp Freehold! This ultra charming and refurbished 1955 Royal Spartanette camper set on 9.7 peaceful acres with sweeping views of the Windham-Blackhead Range Wilderness is a nature lover's dream. Within this private parcel, you'll find TWO ponds, a creek, and approximately 750 feet from river frontage on the Basic Creek.

Step inside the camper and be transported to 1955 amongst its curved, wood clad walls, mid century kitchen, built-in storage, and all chrome bathroom. Imagine your friends pitching tents on the property all summer long. Polaroid and Super 8 film encouraged, but not required. This fun site is being sold fully furnished, just bring your toothbrush and enjoy the Catskills this season.

Some fun facts about the Spartanette: This was a product of the Spartan Aircraft Company of Tulsa, OK. Spartan built aircraft for WWII through the late 1930s, until after the war when Jean Paul Getty acquired the company and took it in a new direction, campers, all while keeping the sleek and modern design of their aircraft heritage.

There are 3 ideal build sites on the property, one being where the Spartanette currently sits, and where well, septic, and electric were all freshly installed in 2022. The second obvious build site would be below the camper, near the pond with a view. And third would be behind the camper in the wooded area that needs clearing - or just keep it as-is for privacy.

Sold as-is. CO is not in place for the camper, as it is a temporary structure. Cash preferred, but not required. This property has never been short term rented, but estimated income is \$40k annually.

FINANCIALS

Taxes:

Town/Co.: \$535

School: \$931

Operating Costs:

Electric: \$100/mo

Propane: \$50/mo

Mowing: \$300/year

Plowing: \$500/year

