

# LAND AUCTION



## 504.2 AC± | 6 TRACTS | YATES CO, NY

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/6/25 **AUCTION TIME:** 2 PM ET

**AUCTION HELD AT:** FINGER LAKES PRODUCE AUCTION, 3691 STATE ROUTE 14A, PENN YAN, NY 14527

**PROPERTY PREVIEW:** 10/3 | 2-6 PM AND 10/18 | 12-4 PM AT 1148 SPROUT HILL RD, HIMROD, NY 14842

### Exceptional Farmland & Acreage Portfolio – Seneca Lake Region

A rare opportunity to acquire a remarkable collection of farmland tracts in the heart of New York's Finger Lakes. Offering fertile soils, diverse landscapes, and long stretches of road frontage, this portfolio combines income potential, agricultural value, and recreational appeal—all within reach of the region's renowned wine country and Seneca Lake's natural beauty.

#### The Portfolio at a Glance

Together, these six tracts comprise approximately 500 acres, featuring a mix of 300± acres of prime tillable land, woodlands, wetland habitat, and elevated ground with lake views on a few tracts. Road access is extensive, making each parcel highly functional whether purchased individually or as a complete package. Located in a highly desirable area with scarce availability. This is truly the opportunity of a lifetime.

#### **TRACT 1 DESCRIPTION: 76.5± ACRES WITH EXTENSIVE ROAD FRONTAGE**

A rare opportunity to acquire a versatile 76.5± acre parcel in a prime location, offering an impressive approximately 2,400 feet of frontage along Preemption Road and approximately 1,500 feet along Sprout Hill Road. With a mix of open and natural landscapes, this tract is well-suited for agricultural use, development, or as an expansive private retreat with a glimpse of Seneca Lake.

Highlights include:

- 31± acres of productive tillable land (some of which is tilled) – ideal for crops, hay, or potential vineyard use.
- 3.6± acres of wetlands – supporting habitat diversity and adding natural character to the property.
- Strategic corner access with extensive road frontage on two sides, offering flexibility for future use.
- Some continuation of high tensile fencing from tract 2.
- With its blend of tillable acreage, wetlands, and location, this tract offers both immediate agricultural value and long-term investment potential.

#### **TRACT 2 DESCRIPTION: 140± ACRES WITH HOMES, BARN & AGRICULTURAL INFRASTRUCTURE**

Offering 140± acres of highly usable farmland, this tract combines scale, versatility, and working farm infrastructure in one. With approximately 1,650 feet of road frontage, the property provides convenient access and long-term potential.

Highlights include:

- 85± acres of the property include productive tillable land, some of which is tilled/and approximately 30 acres of high tensile fenced pasture—suited for row crops, hay, or potential vineyard expansion, cows, or other farm animals.
- Dairy facilities: a 40'x130' barn with milking around the pipeline extension with approximately 40 newer tie stalls with double chamber water beds (built 2005) and a newer silo (built 2000) designed to support active operations. There are additional tie stalls located in the original barn and the lower section of another barn for a total of 92. Several other silos remain on the property as well.
- Two residential homes on-site, providing living space for owners, staff, or rental income opportunities. One was built in and around 1900 with an addition in the 1950's- 3 Bedrooms/1 Bathroom 2135± Sq Ft and the other is a ranch style home built in the 1950's 3 Bedrooms, 1 bathroom.
- Hay storage barn for added utility and efficiency.
- Coverall Storage Building
- Small Pond

This large acreage tract offers a flexible blend of residential, agricultural, and investment potential—an excellent foundation for a working farm, equestrian estate, or multi-use development.

#### **TRACT 3 DESCRIPTION: 158.8± ACRES OF TILLABLE FARMLAND, WOODS & ROAD FRONTAGE**

Spanning 158.8± acres, this tract combines high-quality farmland with abundant recreational opportunities. With approximately 860 feet of road frontage, the property is both accessible and versatile.

Highlights include:

- 91± acres of tillable ground (some of which is tilled), well-suited for row crops, hay, or future vineyard use.
- The balance in wooded acreage offers excellent cover for deer hunting, wildlife habitat, and year-round recreation.
- Flat topography and a mix of open and wooded spaces create a diverse and productive landscape.

Whether you're expanding a farm operation, establishing a private retreat, or seeking a blend of income-producing acreage and outdoor lifestyle, this tract delivers.

#### **TRACT 4 DESCRIPTION: 35.2± ACRES WITH TILLABLE & WOODED MIX, DUAL ROAD FRONTAGE**

This 35.2± acre parcel offers a versatile blend of productive farmland and woodland with exceptional accessibility. With approximately 1,450 feet of frontage on Sprout Hill Road and 865± feet on Pre Emption Road, the property provides multiple access points and strong visibility.

Highlights include:

- 23± acres of tillable land (some of which is tilled), ideal for crops, hay, or hobby farming.
- A wooded balance that adds privacy, natural beauty, and opportunities for hunting or recreation.
- A layout well-suited for agricultural use, residential development, or a private retreat.

With its combination of open acreage, woods, and extensive road frontage, this tract is a flexible investment in the heart of fertile farmland.

#### **TRACT 5 DESCRIPTION: 45.2± ACRES WITH TILLABLE LAND, WOODS & SMALL POND**

This 45.2± acre parcel blends open farmland, natural cover, and water features, making it a versatile and attractive piece of land. With approximately 850 feet of road frontage, access is straightforward while the property still maintains a sense of privacy.

Key features include:

- 29± acres of tillable ground (some of which is tilled) —productive soils for crops, hay, or future vineyard potential.
- A balance of wooded areas and hedgerows, providing windbreaks, wildlife habitat, and recreational opportunity.
- A 0.16± acre pond, adding both charm and utility for livestock, wildlife, or quiet enjoyment.

Whether you're considering expanding agricultural operations, creating a country homestead, or investing in multi-use land, this tract offers a practical yet scenic setting.

#### **TRACT 6 DESCRIPTION: 48.5± ACRES WITH TILLABLE LAND & SENECA LAKE VIEWS**

This 48.5± acre parcel captures the essence of Finger Lakes farmland with its balance of productivity and scenery. Offering approximately 1590 feet of road frontage, the property is easily accessible while still feeling wide open and private.

Highlights include:

- 38± acres of tillable ground( some of which is tilled) —ideal for crops, hay, or vineyard development.
- Elevated points with striking views of Seneca Lake, a rare vantage that enhances both lifestyle and long-term value.
- Remaining acreage offers flexibility for future projects or recreational use.

Whether your vision leans toward agriculture, investment, or building a retreat or home with unforgettable lake views, this tract delivers both function and inspiration.

<b>Tract #:</b>	All tracts
<b>Deeded Acres:</b>	504.2±
<b>FSA Farmland Acres:</b>	300±
<b>Soil Types:</b>	Erie channery silt loam, Langford-Erie channery silt loams, Aurora-Angola silt loams, Orpark silt loam
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 46
<b>CRP Acres/Payment:</b>	No CRP
<b>Taxes:</b>	TBD after survey
<b>Lease Status:</b>	Open Tenancy for 2026 crop year
<b>Possession:</b>	Immediate possession subject to the current tenant's rights for 2025
<b>Survey Needed?:</b>	Survey is being completed
<b>Brief Legal:</b>	1148 Sprout Hill Rd # 1140, Himrod, NY, 14842
<b>PIDs:</b>	573489-099-003-0001-002-001-0000, 573089-099-001-0001-009-000-0000, 573489-099-003-0001-002-001-0000
<b>Lat/Lon:</b>	42.57267, -76.98729
<b>Zip Code:</b>	14842

### IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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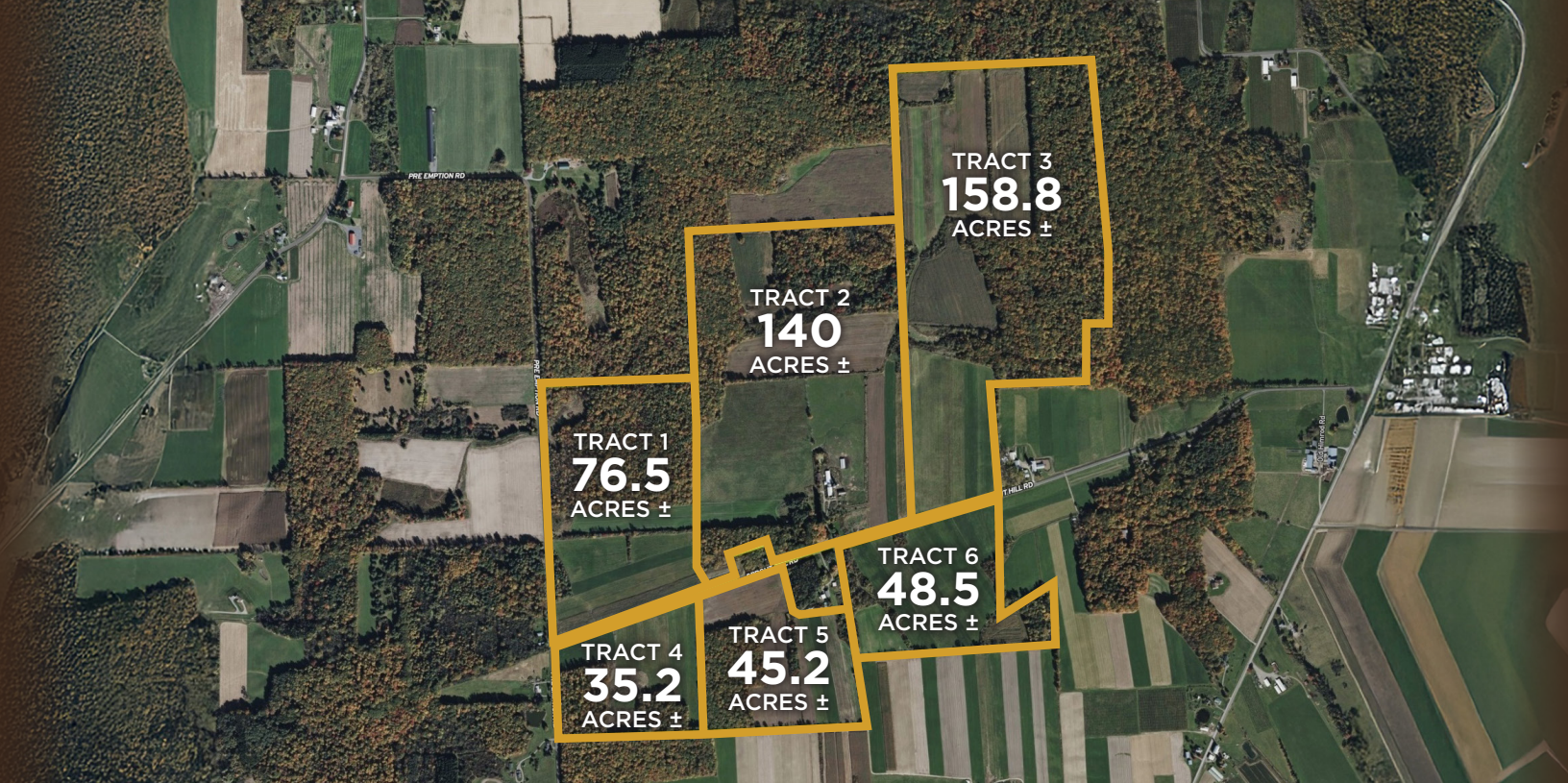
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### RANCHANDFARMAUCTIONS.COM

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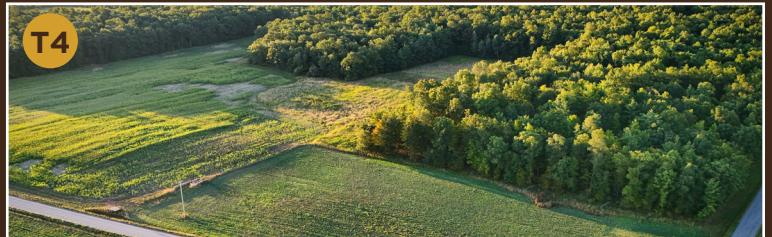
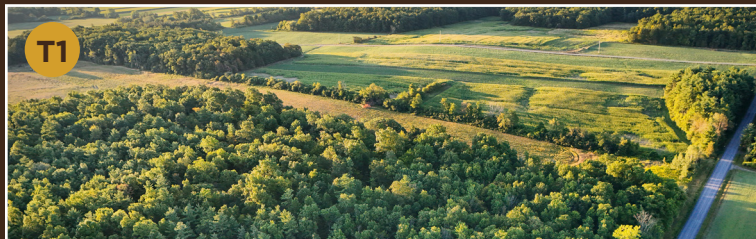
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