



Office of General Services

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Contact:

Heather Groll | heather.groll@ogs.ny.gov | (518) 474-5987

OGS TO AUCTION FORMER HORSEBACK RIDING FACILITY IN FINGER LAKES REGION

Property With Riding Arena & Farmhouse Being Auctioned on August 3

New York State Office of General Services (OGS) Commissioner RoAnn Destito today announced a public auction for Spring Farm, a former New York State rehabilitation facility at 165 State Farm Road near Newark, N.Y. will be held at 10:30 a.m. on Wednesday, August 3. The auction will take place at the Wayne County Courthouse, 26 Church Street in Lyons with registration beginning at 10 a.m.

Complete details, including photos and video; legal and reference documents; and auction requirements can be found online at www.nysstore.com by clicking on “Real Estate Auctions.”

Description of Spring Farm:

Spring Farm, is a 106-acre property located in the towns of Arcadia, Wayne County, and Phelps, Ontario County. The property contains a 1.5-story farmhouse and a 12,600-square-foot riding arena. The house has one and a half bathrooms, large rear and side decks, enclosed porches, and a fire alarm system. The riding arena has approximately 10 horse stalls, an elevated viewing area, and a staging area that has a horse saddling station and a handicap-accessible horse mounting station. The property also features riding trails, a pond, a detached garage, and multiple storage and outbuildings.

Open Houses: Open houses at Spring Farm will be conducted:

- Monday, July 11 – 2 to 5 p.m.
- Tuesday, July 12 – 10 a.m. to 1 p.m.
- Tuesday, July 26 – 2 to 5 p.m.
- Wednesday, July 27 – 10 a.m. to 1 p.m.
- Tuesday, August 2 – 2 to 5 p.m.

Additional site inspections can be scheduled by calling (518) 474-2195 or emailing land.management@ogs.ny.gov.

Minimum Bid: \$150,000 (\$15,000 deposit required to bid)

Terms for the property:

The properties are being sold “as-is.” Prospective bidders are encouraged to obtain professional advice, prior to the public sale to assure compliance with building codes and any planned use of the property. They are also encouraged to contact a financial institution prior to the auction in order to obtain pre-contract credit clearance and borrowing guidelines.

Interested bidders will be required to present an initial deposit in the form of a certified check or bank draft in order to register. Checks should be made payable to either the Commissioner of General Services or the bidder.

A 5 percent broker’s commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder at the time of the closing. Bidder and broker affidavits must be submitted to OGS Legal Services by the close of business on Monday, August 1.

OGS provides a broad range of support services that facilitate the operation of state government and assist local governments, public authorities, and public and private agencies. OGS offers numerous services to clients throughout the Empire State, including property management, design and construction management, procurement, and various support services.

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