



# NEW YORK STATE PUBLIC AUCTION



**PROPERTY FOR SALE:**  
**CAMP GEORGETOWN**  
**3191 CRUMB HILL ROAD**  
**MADISON COUNTY**

**AUCTION DATE:** **MAY 9, 2013**  
**MINIMUM BID:** **\$90,000**  
**OPEN HOUSES:** **APRIL 4, 11AM-1PM**  
**APRIL 30, 11AM-1PM**



# PROPERTY HIGHLIGHTS

Camp Georgetown is a 38-building former state correctional facility that is located on approximately 31 acres of rural land in upstate New York. Camp Georgetown is 35 miles from Syracuse, 40 miles from Utica, and 55 miles from Binghamton. Amenities include:

- Onsite water distribution system , including three drilled wells, chlorination, and 150,000-gallon elevated water tank;
- Underground sanitary sewer piping;
- Permitted wastewater treatment plant; and
- Ten petroleum bulk storage tanks.

Camp Georgetown opened in 1961 as a minimum-security forestry camp, nestled within over 13,000 acres of state forest land, including Muller Hill (3,090 acres), Mariposa (3,002 acres), Buck Brook (2,178 acres), and Beaver Meadow (5,816 acres). State lands are open to the public for hunting, trapping and fishing. For more information on the recreational use of state-owned lands, visit the Department of Environmental Conservation website at: [www.dec.ny.gov](http://www.dec.ny.gov).

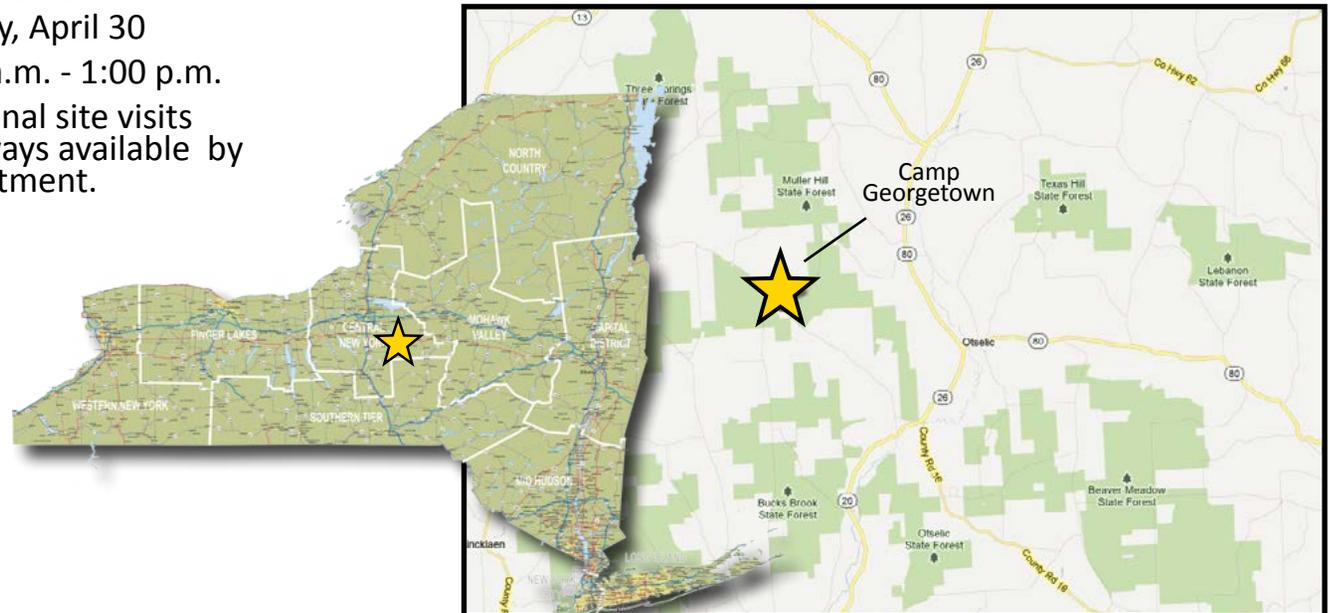
## Open Houses:

Thursday, April 4

Tuesday, April 30

11:00 a.m. - 1:00 p.m.

Additional site visits are always available by appointment.



**PROPERTY OVERVIEW**

**PROPERTY HIGHLIGHTS**

**KEY PLOT PLAN**

**BUILDING LIST**

**PHOTOGRAPHS**

**AUCTION SPECIFICS**

**LEGAL AND REFERENCE DOCUMENTS**

**CONTACT**

Find us on:



View more photos on:



Watch a Video on:





## PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

## KEY PLOT PLAN

## BUILDING LIST

## PHOTOGRAPHS

## AUCTION SPECIFICS

## LEGAL AND REFERENCE DOCUMENTS

## CONTACT

Find us on:



View more photos on:



Watch a Video on:



# PROPERTY HIGHLIGHTS

### Ownership:

The property is owned by the State of New York. The state acquired the property as follows:

- Conveyance from Flora B. Mason to the People of the State of New York by deed recorded at the Madison County Clerk's Office (Liber 309, Page 216).
- Conveyance from Ray S. Dyer and Elizabeth V. Dyer to the People of the State of New York by deed recorded at the Chenango County Clerk's Office (Liber 303, Page 420).
- Appropriation from John Palmer, reputed owner, by the People of the State of New York, filed in the Chenango County Clerk's Office on July 30, 1965 in Miscellaneous Records (Vault) and indexed in Book H of Miscellaneous Records.

### Access:

Sole access to the property is from Crumb Hill Road, a two-lane town road.

### Tax ID:

Town of Georgetown, Madison County:  
Section 222, Block 1, Lots 19 (portion) & 19.1 (portion)  
Town of Otselic, Chenango County  
Section 10, Block 1, Lot 6 (portion)

**Lot Size:** 31.34 acres

### Taxes:

State-owned real property is exempt from property and school taxes. For information regarding assessment rates, contact: David Gray, Town of Georgetown Assessor, 315-837-4722; and Town of Otselic, 315-653-7201.

### Zoning:

State-owned property is exempt from local zoning; however, the subject is within an area designated by the Town of Georgetown as an agricultural district. OGS encourages all prospective bidders to contact the Town of Georgetown Code Enforcement Officer, Roger Cook, at 315-662-7712 and the Town of Otselic at 315-653-7201 for additional information and/or discussion of other possible uses.

### Environmental:

Due to the age of the buildings, the potential for asbestos in interior and exterior structural components and the presence of lead in underlying paint cannot be discounted. Prospective bidders should investigate the environmental condition of the premises as it relates to conceptual reuse or redevelopment designs. Reasonable accommodations can be made for access.

### Utilities:

Telephone, gas, and onsite water and sewer facilities. Three phase electric service was formerly supplied by NYSEG through the rear of the property, with the main disconnect located at Davenport Road. Electricity was distributed to the facility by overhead lines that ran approximately 2.5 miles in a westerly direction through New York State forest land. Service on this line has been discontinued. A one year reconnection may be possible. Please contact NYSEG for more information. Access to single phase electrical service on the southwest side of Crumb Hill Road, on retained state property, may be arranged by the new owner through NYSEG at 800-572-1111 or at [www.nyseg.com](http://www.nyseg.com).

Emergency generator back up service is available from three separate onsite stationary diesel generators.

### Easements:

The property is also subject to typical utility easements.

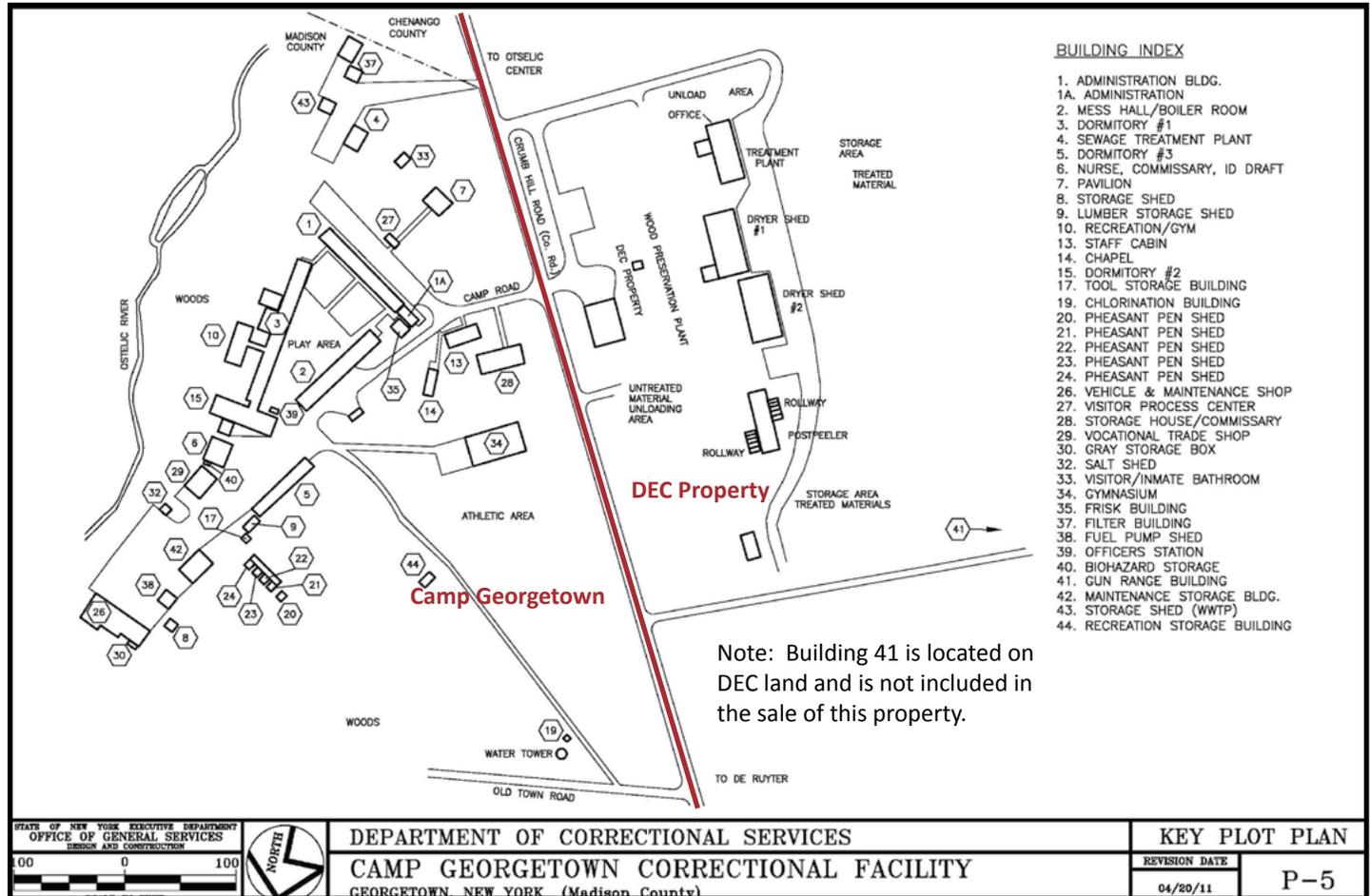
### Wetlands/ Floodplains:

According to FEMA Flood Insurance Rate mapping, The subject is located within a Zone C designated area (an area that is determined to be outside the 100- and 500-year floodplains).



# KEY PLOT PLAN

- [PROPERTY OVERVIEW](#)
- [PROPERTY HIGHLIGHTS](#)
- [KEY PLOT PLAN](#)
- [BUILDING LIST](#)
- [PHOTOGRAPHS](#)
- [AUCTION SPECIFICS](#)
- [LEGAL AND REFERENCE DOCUMENTS](#)
- [CONTACT](#)



The property is a generally triangular lot consisting of 31.34 acres. The site is at road grade with Crumb Hill Road and rises toward the north (rear of the property). There is approximately 2,055 feet frontage along Crumb Hill Road. This single-user, former correctional facility consists of 38 buildings totalling 76,880 square feet. The overall condition is average.

Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.

- Find us on:
- View more photos on:
- Watch a Video on:



# BUILDING LIST



**PROPERTY OVERVIEW**

**PROPERTY HIGHLIGHTS**

**KEY PLOT PLAN**

**BUILDING LIST**

**PHOTOGRAPHS**

**AUCTION SPECIFICS**

**LEGAL AND REFERENCE DOCUMENTS**

**CONTACT**

Find us on:



View more photos on:



Watch a Video on:



Building:

#	Purpose	Sq. Ft.	Floors				
1	Administration	7,894	1, 2	35	Officer Post	354	1
1a	Administration Annex			37	Water Filter	538	1
2	Mess Hall/Main Boiler	9,371	1	38	Fuel Pump Shed	559	1
3	Dormitory 1	9,660	1	39	Officer Post	36	1
4	Sewage Treatment	353	1	40	Biohazard Storage	28	1
5	Dormitory 3	6,177	1	42	Maintenance Storage	2,396	1
6	Medical/Offices	3,087	1	43	Storage Shed	188	1
7	Pavilion	1,206	1	44	Storage Shed	188	1
8	Storage Shed	107	1				
9	Lumber Storage Shed	665	1				
10	Gymnasium	3,073	1				
13	Staff Cabin	1,693	1				
14	Chapel	769	1				
15	Dormitory 2	7,255	1				
17	Tool Storage Building	194	1				
19	Chlorination Building	60	1				
20	Pheasant Pen Shed	134	1				
21	Pheasant Pen Shed	188	1				
22	Pheasant Pen Shed	195	1				
23	Pheasant Pen Shed	195	1				
24	Pheasant Pen Shed	195	1				
26	Vehicle Maintenance	5,310	1				
27	Visitor Processing	54	1				
28	Storehouse/Commissary	7,660	1				
29	Vocational Shops	2,936	1				
30	Storage	60	1				
32	Salt Storage	264	1				
33	Bathrooms	75	1				
34	Gymnasium	6,608	1				



Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.



# PHOTOGRAPHS



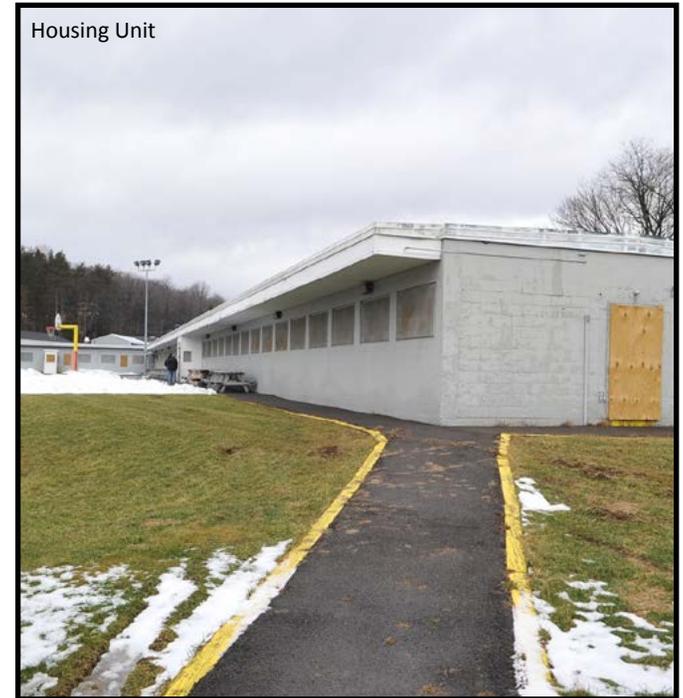
- PROPERTY OVERVIEW**
- PROPERTY HIGHLIGHTS**
- KEY PLOT PLAN**
- BUILDING LIST**
- PHOTOGRAPHS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**



Water Treatment



Entrance



Housing Unit



Gymnasium

Find us on:



View more photos on:

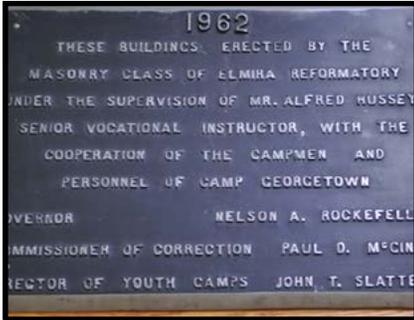


Watch a Video on:

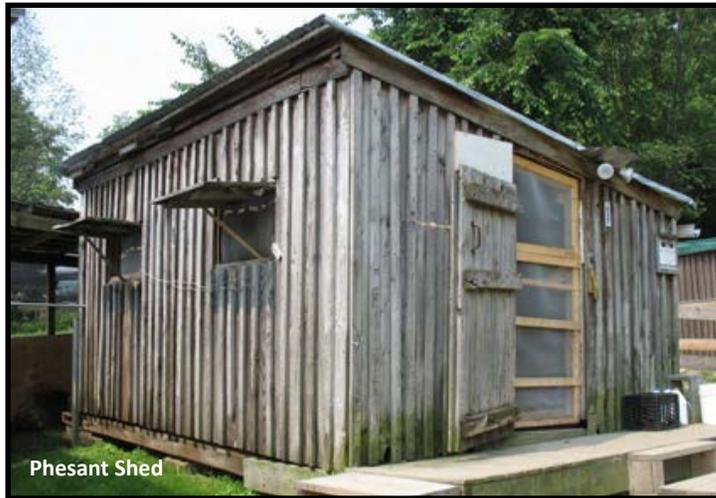




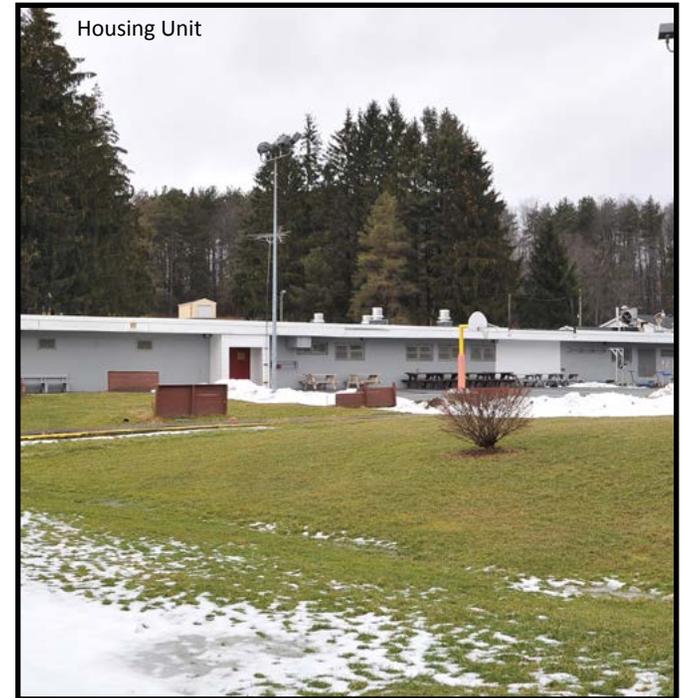
# PHOTOGRAPHS



- PROPERTY OVERVIEW**
- PROPERTY HIGHLIGHTS**
- KEY PLOT PLAN**
- BUILDING LIST**
- PHOTOGRAPHS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**



Pheasant Shed



Housing Unit



Maintenance



Pavilion View

Find us on: 

View more photos on: 

Watch a Video on: 



# PHOTOGRAPHS



- PROPERTY OVERVIEW**
- PROPERTY HIGHLIGHTS**
- KEY PLOT PLAN**
- BUILDING LIST**
- PHOTOGRAPHS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**

Find us on:



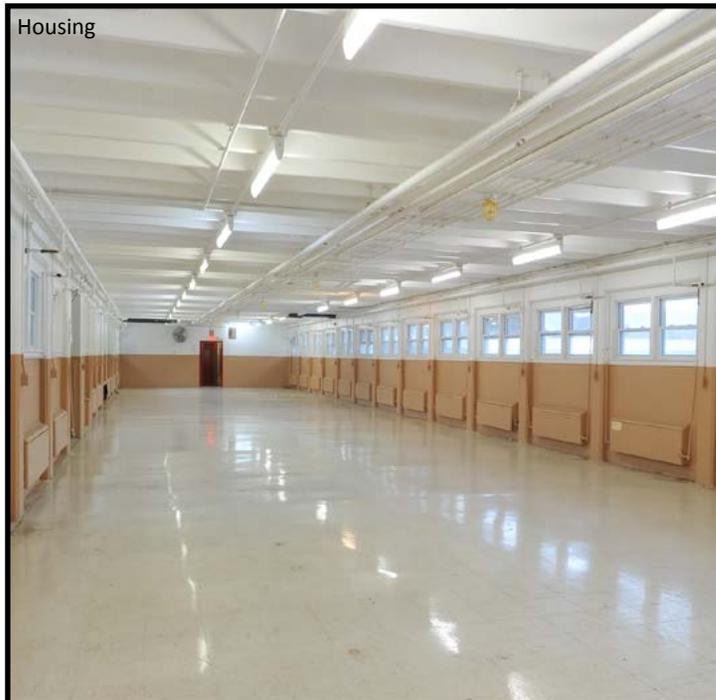
View more photos on:



Watch a Video on:



Visiting



Housing



Storage



Vocational

Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.



# AUCTION SPECIFICS



- PROPERTY OVERVIEW**
- PROPERTY HIGHLIGHTS**
- KEY PLOT PLAN**
- BUILDING LIST**
- PHOTOGRAPHS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**

Find us on:



View more photos on:



Watch a Video on:



Note: The following information is for general purposes only. Please refer to the Notice of Sale for the official sale information.

**Property for Sale:** Camp Georgetown  
3191 Crumb Hill Road  
Georgetown, New York  
Madison County  
31.34 Acres, 38 buidlings  
The property is being sold **as is**.

**Date and Time:** Thursday, May 9, 2013  
12:00 p.m.  
Registration begins at 11:30 a.m.

**Auction Location:** Hamilton Public Library  
13 Broad Street  
Hamilton, NY 13346

**Minimum Bid:** \$90,000  
By law, no lower bid can be accepted.

**Site Inspections:** Thursday, April 4, 2013, 11am - 1pm  
Tuesday, April 30, 2013, 11am - 1pm

**Terms:** A deposit of \$9,000 in the form of a certified check or bank draft (made payable to yourself) must be presented to register. The successful bidder will be required to endorse the deposit check to the "Commissioner of General Services." If applicable, an additional nonrefundable amount will be required, which, together with the initial deposit, shall equal 10 percent of the successful bid. Said amount is to be paid no later than ten business days after notification of acceptance of bid. The balance of the purchase price is due 120 days after notification of acceptance of bid.

**Broker Commission:** A five percent broker 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 closing. Bidder-Purchaser and Broker Affidavits must be submitted to OGS Legal Services by close of business Tuesday, May 7, 2013.

**Special Requirements:** Anyone acting as a representative of another person or corporation must, at least 48 hours in advance, verify such capacity in writing. For more information, please see the sample Authorization to Bid form in legal and reference documents.



Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.



# LEGAL AND REFERENCE DOCUMENTS



**PROPERTY OVERVIEW**

**PROPERTY HIGHLIGHTS**

**KEY PLOT PLAN**

**BUILDING LIST**

**PHOTOGRAPHS**

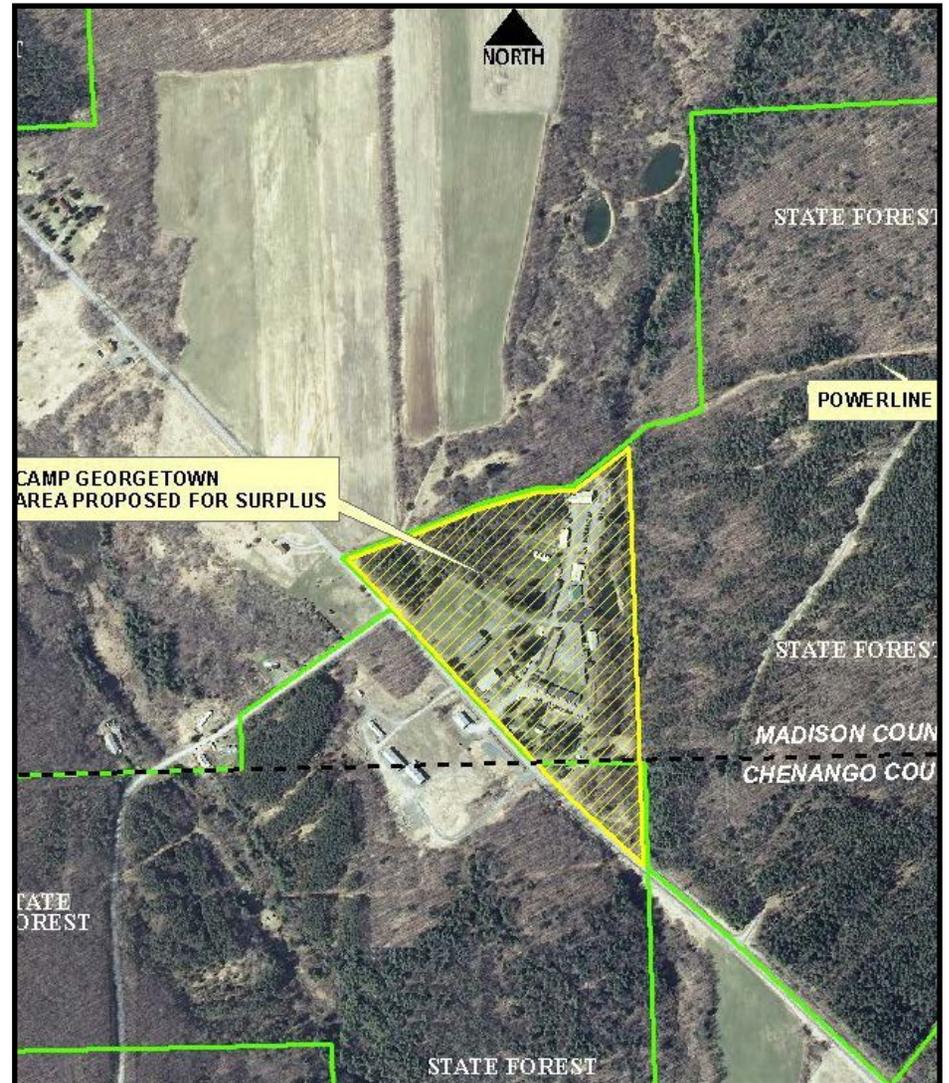
**AUCTION SPECIFICS**

**LEGAL AND REFERENCE DOCUMENTS**

**CONTACT**

The following legal and reference documents pertaining to Camp Georgetown can be found on the New York State Surplus Real Property website at <http://properties.esd.ny.gov>:

- Notice of Sale
- Proposed Legal Description
- Bidder-Purchaser Affidavit
- Broker Affidavit
- Authorization to Bid
- Real Estate Contract
- Appendix A: Standard Clauses for New York State Contracts



Find us on:



View more photos on:



Watch a Video on:





# CONTACT



- PROPERTY OVERVIEW**
- PROPERTY HIGHLIGHTS**
- KEY PLOT PLAN**
- BUILDING LIST**
- PHOTOGRAPHS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**

## New York State Office of General Services Division of Real Estate Development

26<sup>th</sup> Floor, Corning Tower  
Empire State Plaza  
Albany, NY 12242  
518.474.2195

- [www.ogs.ny.gov](http://www.ogs.ny.gov)
- <http://properties.esd.ny.gov>
- [www.facebook.com/nysrealproperty](http://www.facebook.com/nysrealproperty)\*
- [www.flickr.com/photos/nysogs](http://www.flickr.com/photos/nysogs)\*
- [www.youtube.com/user/NYSOGS](http://www.youtube.com/user/NYSOGS)

### Designated Contacts:

#### Division of Real Estate Development

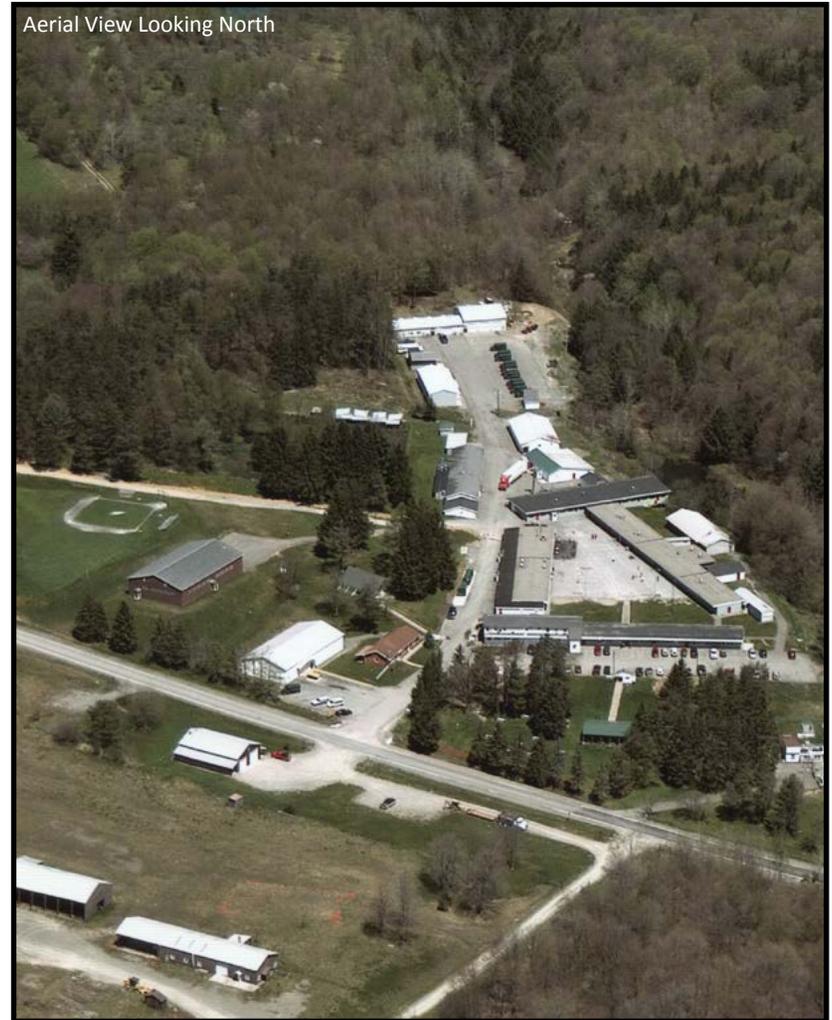
518.474.2195  
[land.management@ogs.ny.gov](mailto:land.management@ogs.ny.gov)

- Charles Sheifer
- Robert M. Van Deloo, Jr.
- Laura Graham
- Edward Burns
- Ralph Hill
- Bethany Wieczorek
- Dan Quinlan
- Paul McDonald
- Elena Holtzclaw

### Legal Services

518.474.8831  
Thomas A. Pohl  
Frank P. Pallante

Aerial View Looking North



Find us on:



View more photos on:



Watch a Video on:



**ANDREW M. CUOMO**  
GOVERNOR  
STATE OF NEW YORK



**ROANN M. DESTITO**  
COMMISSIONER  
OFFICE OF GENERAL SERVICES

\*Links to Facebook, YouTube and Flickr go to locations that are not maintained by OGS. OGS takes no responsibility for and exercises no control over non-OGS sites, the views that may be represented, accuracy, privacy policies, copyright, trademark compliance, or the legality of any material contained on those sites.

Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.