

Ridgefoot Farm

38.6 acres on the Ancram ridge — orchard, hay meadow and a dairy barn brought back in 2019

\$1,395,000

MLS #H6412088 · \$36,140 per acre

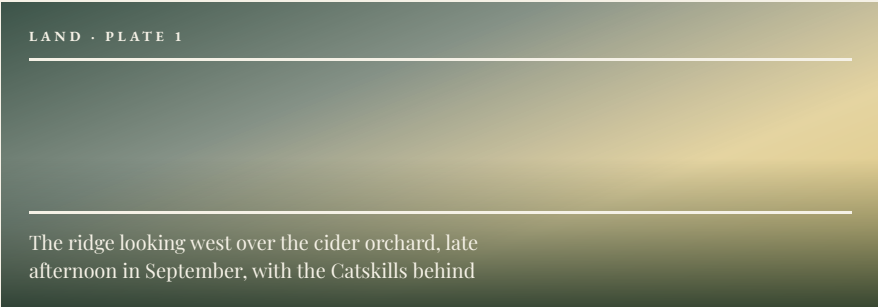
1284 Quarry Road, Ancram, NY 12502

Town of Ancram · Taconic Hills schools · RA-5 zoning · Agricultural District #4

ACTIVE

Listed 12 May 2026 · 24 days on market

38.6 ACRES	4 BEDROOMS	2.5 BATHS	3,180 HOUSE SQ FT	1868 BUILT	4,400 BARN SQ FT	\$14,206 2025 TAXES
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The ridge looking west over the cider orchard, late afternoon in September, with the Catskills behind



Dairy barn interior after the 2019 restoration

THE PROPERTY

A working smallholding that has been in one family since 1946, sold now because there is no one left to run it. The **1868 farmhouse** keeps its chestnut floors, four fireplaces and a 2021 kitchen; the 1912 dairy barn was re-sided, re-roofed and re-wired in 2019 and is dry enough to store equipment or host a hundred people. Land runs south from the house in three shelves — homestead, orchard, then hay — and finishes in sugar maple along the town line.

HIGHLIGHTS

- 340 heirloom cider trees, planted 2011, leased to Fieldnotes Cider through 2028
- Barn restored 2019 — new standing-seam roof, 200-amp sub-panel, dry floor
- Drilled well at 240 ft, 12 gpm; septic replaced 2018 and certified
- 1,180 ft of frontage on a town-maintained road, plowed first
- Development rights intact — no easement, no conservation covenant
- Barn carried the 2024 Ancram harvest supper, 120 covers, town approved

LAND SCHEDULE

PARCEL	ACRES	PRESENT USE
Homestead & yard	2.5	House, sheds
Cider orchard	6.2	Leased
Hay meadow	14.8	Cut twice
Woodland, sugar maple	13.6	Taps idle
Pond and wet margin	1.5	Spring fed
Total, per survey 2024	38.6	Ag District #4

BUILDINGS

STRUCTURE	BUILT	FOOTPRINT
Farmhouse	1868	3,180 sq ft
Dairy barn	1912	40 × 110 ft
Cider house	1978	900 sq ft
Equipment shed	2004	1,600 sq ft

EST. MONTHLY \$8,140 Principal, interest, tax and insurance	2025 TAXES \$14,206 After a \$3,880 agricultural exemption	LEASE INCOME \$5,800 Orchard \$4,200 · hay \$1,600, per year	INSURANCE \$2,940 Farm policy, barn included, 2026 quote
Payment assumes 20% down on a 30-year fixed at 6.25% APR. Not a loan commitment; leases transfer with the deed and are available on request.			

SERVICES

400-amp service · propane and wood heat · **fibre at the road since 2024** · well and septic both certified within the last eight years.

LAND USE

RA-5 zoning permits one dwelling per five acres. Enrolled in **Agricultural District #4**; withdrawal triggers a five-year tax rollback.

GETTING THERE

15 min to Hudson and the Amtrak platform — **2h 05 to Penn Station**. 25 min to Great Barrington, 2h 15 by car to Brooklyn.

VIEWINGS

Open house — Saturday 6 June	11 am – 2 pm
Open house — Sunday 14 June	12 – 3 pm
Private walks of the land	Daily, by appointment
Survey, leases, well and septic reports	On request

LISTING BROKER

Nora Vance

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