

# 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

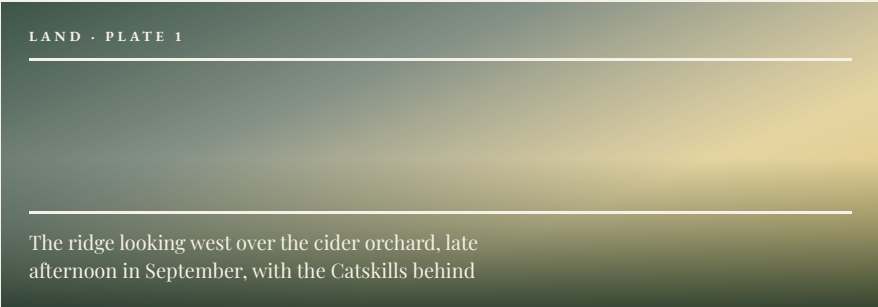
## 1284 Quarry Road, Ancram, NY 12502

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

ACTIVE

Listed 12 May 2026 · 24 days on market

|               |               |              |                      |               |                     |                        |
|---------------|---------------|--------------|----------------------|---------------|---------------------|------------------------|
| 38.6<br>ACRES | 4<br>BEDROOMS | 2.5<br>BATHS | 3,180<br>HOUSE SQ FT | 1868<br>BUILT | 4,400<br>BARN SQ FT | \$14,206<br>2025 TAXES |
|---------------|---------------|--------------|----------------------|---------------|---------------------|------------------------|



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<br>\$8,140<br>Principal, interest, tax and insurance                                                                            | 2025 TAXES<br>\$14,206<br>After a \$3,880 agricultural exemption | LEASE INCOME<br>\$5,800<br>Orchard \$4,200 · hay \$1,600, per year | INSURANCE<br>\$2,940<br>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

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