

Boston Road Farms LLC is comprised of a total of 1,083.52 +/- acres of farm land improved with buildings and structures suitable for its prior use as a dairy farm. The subject property has operated for 90 years as the Devine Family Farm.

The parcel in its entirety is identified by 16 different tax parcels between the villages of Chittenango and Canastota and located in the Towns of Sullivan and Lenox. Collectively, the individual parcels comprise three distinct sections: 279.47 +/- acre group on New Boston Road and Gee Road; 756.04 +/- acre group on John Peet Road, Gee Road, New Boston Road and Seeber Road; and a 48.01 +/- parcel located on Route 5 & 13.

The two northern groups of land have significant road frontage and several roads split individual parcels. A portion of the land is north of the New York Thruway and there exist power easements over the northern parcels and adjacent to the Thruway. The southern border of these parcels is defined by the CSX Railroad Tracks.

Substantial infrastructure investments over a several year period in dairy buildings and equipment transformed a family-run farm into arguably one of the largest and most successful dairy operations in the Northeast. Certain incidents within the past few years strained the financial resources of the operation and consequently few dollars have been invested to maintain the buildings and infrastructure. It is estimated that there is minimal investment required to bring the operation back to the level it once dominated.

The topography of the land is generally flat with some gently rolling hills. Approximately 800 acres of the land is tillable. Over 550 acres were planted with corn in 2008. The property has various creeks and streams and several stands of trees.

The subject property is located within the "Vernon Formation" (see attached map). There may be the presence of natural gas within or beneath the formation, subject to Buyer Due Diligence. No warranty or representation is expressed by the Seller or the Seller's Agent.

The subject property is for sale and/or lease in its entirety or in components. The highest and best use and value will determine the disposition of the property.