

**128 W Moorehouse Road
Cairo, NY 12413**

\$1,750,000



Brought to you as a courtesy of:



Theodore Banta III
 RVW Select Properties
 Primary Phone: 518-466-1219
 Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics

Beds *****
Baths *****
Baths Full *****
Living Area *****

Details

Sub Type: Unimproved Land
Year Built: *****
Acres: 125

Additional Info

Association No **Flood Plain** Yes **Waterfront** Yes

Remarks

Welcome to Paradise! An extraordinary 125 acre Catskill estate unlike any other. This remarkable property features a custom built off-grid cabin crafted from timber and stone harvested directly from the land, offering an authentic retreat immersed in nature. One of its rarest features is more than 2,000 feet of the Catskill Creek with ownership of both sides of the creek - a truly exceptional offering. The property also boasts over 1,000 feet of private waterfalls cascading through scenic ravines, more than 3,500 feet of road frontage, an historic 1880s railroad bed converted into picturesque trails, stunning mountain views, secluded campsites, and three separate access points. Spend your days swimming in a clear natural swimming hole, fishing for trout and bass, kayaking or canoeing along the creek, hiking, horseback riding, ATV riding, or simply relaxing beside the waterfalls while surrounded by breathtaking scenery and abundant wildlife. Every season offers a new opportunity to explore, unwind, and reconnect with nature. Beyond its recreational appeal, this property presents an exceptional investment and development opportunity. With extensive road frontage, multiple access points, and a prime location, it's well suited for a private estate, family compound, luxury retreat, resort, campground, glamping destination, residential development, agricultural enterprise, commercial venture, educational campus, or a commercial facility. Ideally located just 20 minutes from Windham Mountain 30 minutes from Hunter Mountain 10 minutes from Zoom Flume Water Park

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Wednesday, July 01, 2026 11:06AM.

Land Active
MLS# 20263658

128 W Moorehouse Road
Cairo, NY 12413
County: Greene

\$1,750,000
Public Report



Lot Size: 125
Acres:
Zoning: Com
Zoning Description: Com Zoning 260
Description: Seasonal Residence Classification
Number Of Lots: 1
Association YN: No

Sub-Type: Unimproved Land
Township: Cairo
Town: Cairo
(Taxable): 911
Address: 128 W Moorehouse Rd Cairo NY 12413
Flood Plain YN: Yes
Frontage Length: There's over 3,700 ft of road frontage on 2 roads. There's approximately 3,400 ft of road front on Route 145 & approximately 350 ft of road frontage on W. Moorehouse Rd.
Waterfront YN: Yes
Water Body Name: Catskill Creek

Public Remarks: Welcome to Paradise! An extraordinary 125 acre Catskill estate unlike any other. This remarkable property features a custom built off-grid cabin crafted from timber and stone harvested directly from the land, offering an authentic retreat immersed in nature. One of its rarest features is more than 2,000 feet of the Catskill Creek with ownership of both sides of the creek - a truly exceptional offering. The property also boasts over 1,000 feet of private waterfalls cascading through scenic ravines, more than 3,500 feet of road frontage, an historic 1880s railroad bed converted into picturesque trails, stunning mountain views, secluded campsites, and three separate access points. Spend your days swimming in a clear natural swimming hole, fishing for trout and bass, kayaking or canoeing along the creek, hiking, horseback riding, ATV riding, or simply relaxing beside the waterfalls while surrounded by breathtaking scenery and abundant wildlife. Every season offers a new opportunity to explore, unwind, and reconnect with nature. Beyond its recreational appeal, this property presents an exceptional investment and development opportunity. With extensive road frontage, multiple access points, and a prime location, it's well suited for a private estate, family compound, luxury retreat, resort, campground, glamping destination, residential development, agricultural enterprise, commercial venture, educational campus, or a commercial facility. Ideally located just 20 minutes from Windham Mountain, 30 minutes from Hunter Mountain, 10 minutes from Zoom Flume Water Park, and 20 minutes from Dutchman's Landing on the Hudson River, this one of a kind property offers privacy, recreation, investment potential, and natural beauty in one remarkable setting. Be sure to view the immersive 3D virtual tour, aerial drone tour, and dedicated property website to fully appreciate everything this exceptional Catskill retreat has to offer.

Status Change Timestamp: 06/30/2026
Original List Price: \$1,750,000
List Price: \$1,750,000

School District: Cairo-Durham Central School District	Tax Annual Amount: \$10,332	Tax Block: 66
List Price/Acre: \$14,000	General Tax: \$0	Tax Lot: 6
	School Tax: \$6,277.91	Tax Exemptions: No
	Town Tax: 4,053.26	YN:
	Tax Assessed Value: \$239,188	Tax Legal: 260 Seasonal
	Assessors Full Market Value: \$683,400	Description: Residence

Book Information: Liber/Book: 66.00; Page: 2020; Section: 468

Current Use: Recreational

Documents Available: Appraisal; Survey

Frontage Type: Frontage Length: Approx. 3700'

Location: Rural

Lot Features: Gentle Sloping; Level; Many Trees; Private; Secluded; Sloped Down; Stream On Lot; Subdivide Possible; Views; Waterfall; Wooded

Other Structures: Other

Possible Use: Agricultural; Automotive; Cattle; Commercial; Dairy; Development; Farm; Horses; Hunting; Industrial; Investment; Livestock; Manufactured Home; Medical/Dental; Mini Storage; Mixed Use; Multi-Family; Nursery; Office; Orchard; Place of Worship; Plantable; Ranch; Recreational; Residential; Retail; Single Family; Subdevelopment; Subdivision; Timber; Tree Farm; Vineyard; Warehouse

Road Frontage Type: State Road; Town

Road Surface Type: Paved

Sewer: Other

Utilities: Electricity Available

View: Creek/Stream; Mountain(s); Rural; Trees/Woods; Water

Water Source: Spring

Waterfront Features: Stream



Theodore Banta III

License: 10311206649

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

518-943-5303

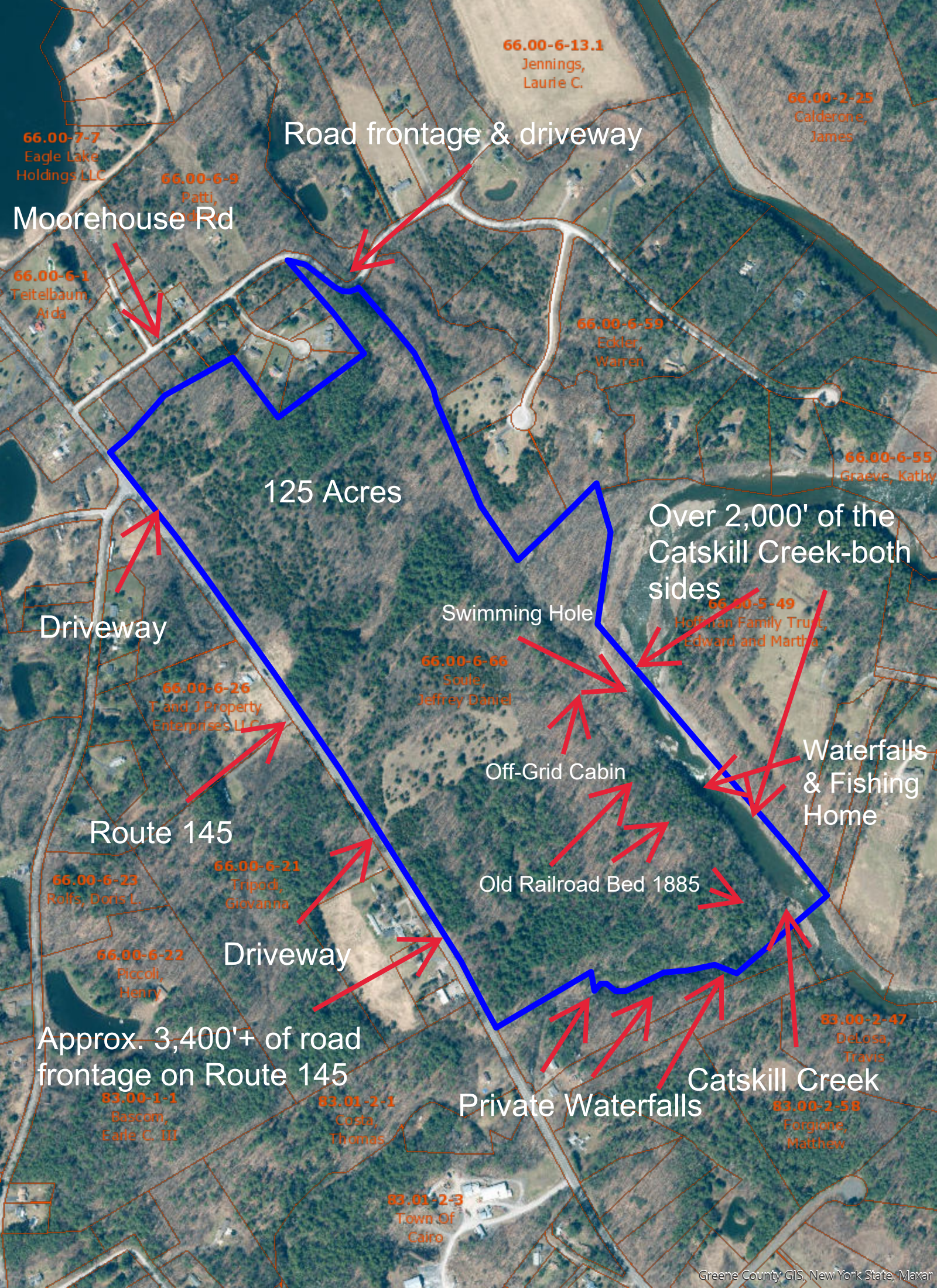
tedbanta3@yahoo.com

<https://rvwselectproperties.com/>

RW

SELECT PROPERTIES

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66.00-6-13.1
Jennings,
Laurie C.

66.00-2-25
Calderone,
James

Road frontage & driveway

66.00-7-7
Eagle Lake
Holdings LLC

Moorehouse Rd

66.00-6-9
Patti,
Dennis

66.00-6-1
Teitelbaum,
Aida

66.00-6-59
Eckler,
Warren

66.00-6-55
Graeve, Kathy

125 Acres

Over 2,000' of the
Catskill Creek-both
sides

66.00-5-49
Hoffman Family Trust,
Edward and Martha

Driveway

Swimming Hole

66.00-6-66
Soule,
Jeffrey Daniel

Waterfalls
& Fishing
Home

66.00-6-26
T and J Property
Enterprises LLC

Off-Grid Cabin

Route 145

Old Railroad Bed 1885

66.00-6-23
Ruffs, Doris L.

66.00-6-21
Trippodi,
Giovanna

Driveway

Approx. 3,400'+ of road
frontage on Route 145

66.00-6-22
Piccoli,
Henry

83.00-2-47
DeLosa,
Travis

Private Waterfalls

Catskill Creek

83.00-1-1
Bascom,
Earle C. III

83.01-2-1
Costa,
Thomas

83.00-2-58
Forgione,
Matthew

83.01-2-3
Town Of
Cairo



66.00-7-7
Eagle Lake
Holdings LLC

66.00-6-9
Patti,
Andrew J

66.00-6-1
Teitelbaum
Aida

66.00-6-13-1
Jennings
Laurie C

66.00-2-25
Calderons,
James

66.00-6-59
Eckler,
Warren

66.00-6-55
Paraske, Kathy

66.00-6-26
T and J Property
Enterprises LLC

66.00-6-66
Soule,
Jeffrey Daniel

66.00-5-49
Hoffman Family Trust,
Edward and Martha

66.00-6-23
Ruffs, Doris L.

66.00-6-21
Tripod,
Giovanna

66.00-6-22
Piccoli,
Henry

83.00-2-47
Delosa,
Travis

83.00-1-1
Bascom,
Earle C. III

83.01-2-1
Costa,
Thomas

83.00-2-58
Forgione,
Matthew

83.01-2-3
Town Of
Cairo

Collection: **Town & County 2026**

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/21/2025

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/23/2026	1/23/2026	\$4,053.26	\$4,053.26	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
003648	192400	66.00-6-66	Payment Posted
Address		Municipality	School
128 W Moorehouse Rd		Town of Cairo	Cairo-Durham

Owners

Soule Jeffrey Daniel
 Soule Rebecca Cheeks
 214 Riverside Dr Apt 508
 New York, NY 10025

Property Information

Roll Section: 1
Property Class: Seasonal res
Lot Size: 125.11

Assessment Information

Full Market Value: 683400.00
Total Assessed Value: 239188.00
Uniform %: 35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	239188.000	6.48208100	\$1,550.44
Town Tax	3946738	0.9000	239188.000	9.02196800	\$2,157.95
Cairo fire	512700	2.0000	239188.000	1.44183600	\$344.87

Total Taxes: \$4,053.26

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

Mail Payments To:

Susan B. Hilgendorff
 Tax Collector
 PO Box 319 Cairo, NY. 12413



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: 2025 School Tax (2025-2026) ▼

Last Updated: 10/06/25 08:23 am

Owner: Soule Jeffrey Daniel Soule Rebecca Cheeks 214 Riverside Dr Apt 508 New York, NY 10025	Tax Map # 66.00-6-66 Tax Bill # 000399 Bank Code: School Code: 192401 Property Class: 260 Tax Roll: 1												
Location: 128 W Moorehouse Rd SWIS: 192400 Cairo	Acreage: 125.11 Frontage: Liber: 2020 Depth: Page: 468												
<table border="1"> <tr><td>Full Value:</td><td>683,400</td></tr> <tr><td>Assessment:</td><td>239,188</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>6,277.91</td></tr> <tr><td>Tax Paid:</td><td>6,277.91</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>		Full Value:	683,400	Assessment:	239,188	STAR Savings:	0.00	Tax Amount:	6,277.91	Tax Paid:	6,277.91	Balance:	0.00
Full Value:	683,400												
Assessment:	239,188												
STAR Savings:	0.00												
Tax Amount:	6,277.91												
Tax Paid:	6,277.91												
Balance:	0.00												

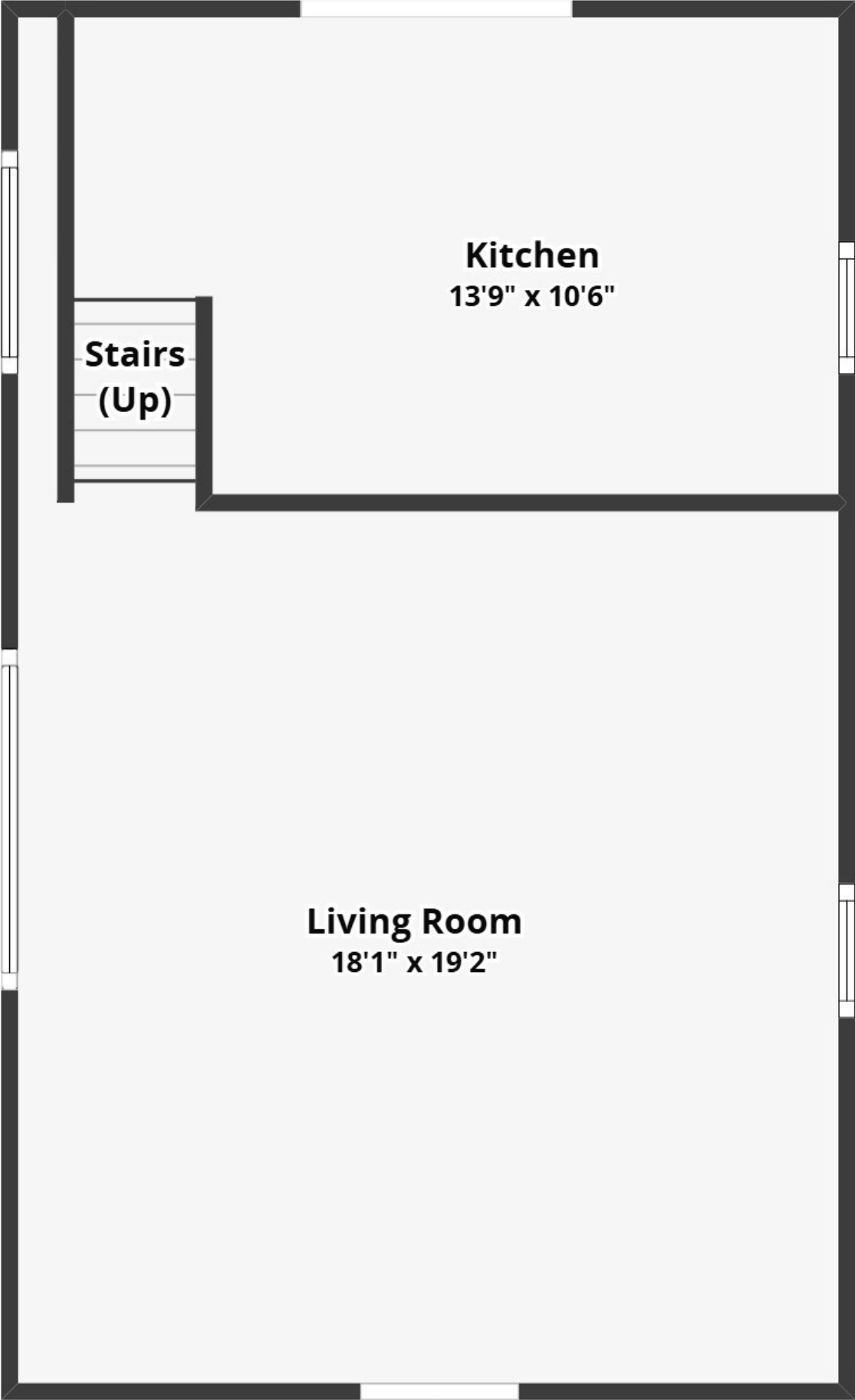
(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	239,188	26.21263	6,269.75
LibraryTax	22,543	239,188	0.034112	8.16

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/02/25	Soule Jeffrey Daniel	1002-00005	6,277.91	

Tax Balance does not include any accrued Late Fees
Payments shown may not include
payments made directly to the County

[Late Fee Schedule](#) [Tax Certification](#) [Request Certification](#)



**Stairs
(Up)**

**Kitchen
13'9" x 10'6"**

**Living Room
18'1" x 19'2"**

Entry

All dimensions are approximate and subject to independent verification

Connecting Cairo to the Catskill Mountain Railroad Line

by Robert Uzzilia
Cairo Town Historian

from the personal collection of Sylvia Hasenkopf

Originally published in Daily Mail July 29, 2003

When America's post-Civil War railroad expansion finally forged into the rural Catskills from the banks of the Hudson, one would think such technology was coming here for the first time.

But echoes of clanging steel and chugging smoke were conjured up in the minds of many local old timers when the Catskill Mountain Railroad built its branch line to Cairo in 1885. Four decades earlier, stretches of now refurbished railroad bed had been the route of an ambitious pioneer railroad called the Canajoharie & Catskill. A proposed 74 mile route was to stretch from the canal lock at Canajoharie in Montgomery County to Catskill Landing in Greene County. It would provide a more efficient link between the fertile Schoharie Valley and the Hudson River and hence the New York City market.

While the reliable Erie Canal lock system, completed in 1825, had improved the state's transportation corridors, there were limitations. Certain areas remained frozen over for periods in early Spring. The railroad would provide a more direct route and an extended operating season. By late 1830 a Topographical survey had been completed through the efforts of Lieutenant John Pickell and the Army's 4th Artillery Regiment. The total projected cost was \$700,000. Shares of stock in the Railroad would be sold at a par value of \$50. After a second survey was completed and confidence of investors bolstered by a favorable review, the village of Catskill was the scene of an animated ground breaking on October 27, 1831. Thomas B. Cooke, the President of the proposed railway and Orrin Day, President of the Tanners Bank led a procession which included a thirteen gun salute at sunrise and numerous speeches.

The celebration would be a bit premature, however, as four years slipped by before any track was actually laid.

Land was being snatched up all along the route and fears of real estate price gouging had even reached the governor's office. A stern warning against such actions was issued. Finally some movement was seen upon the election of new directors and the retention of Ephraim Beach as engineer of the project. He had been assistant engineer on the Erie Canal and was involved with notable railroad projects in New Jersey and Pennsylvania. He even carried an honorable military background, having served as a Captain in the War of 1812.

Also central to the future success of the project was Beach's decision to bring on George Cook as one of his assistant engineers. While only 20 years of age, Cook had ably assisted Beach in New Jersey on the Morris & Essex line and shown great expertise.

These men gave careful attention to the route itself and removed several steep inclines by studying parallel routes not before deemed feasible. Generally the run was along low-lying fertile farmland, but there were many stream crossings, requiring rock blasting and skilled masonry work. (Several of these beautifully arched bridges remain intact today.)

Financially, the project was straining and efforts were made to appropriate funds from the state. Although turned down for direct funding, the state did allow the railroad to sell \$400,000 more in stock. By 1837 panic was starting to set in amongst local residents but Mr. Beach and his assistants persevered and the work continued.

Finally, after many setbacks, due to flooding, the final grading was completed. Cross ties and timbers were laid and the strap iron rails from England were attached. Being a narrow gauge railroad, the width was set at four feet, eight and a half inches.

The engine, was manufactured by H.R. Dunham of New York City and called appropriately, the Mountaineer.

Its cost was \$6,300 and weighed nine and a half tons, which is light by railroad standards. Its power was fairly limited and appeared crude having only received a patent a year earlier. Its smoke stack was odd looking. The cars it pulled were not much more than carts on four wheels. It arrived locally in late 1839 and by Spring of the following year commenced operation. The pioneer venture was finally a reality.

Within the township of Cairo the railroad would have two or three stops, as evidenced by an early toll rate sheet. These would include from East to West, possibly a spot opposite Elisha Blackmar's hotel in South Cairo along the Susquehanna Turnpike, a spot near the present day intersection of State Route 23 and 32, and Woodstock along the Catskill Creek.

While information on the early days of this railroad are scant, we can learn much from some of the documents that have survived. A rate sheet donated years ago to the Durham Center Museum makes mention of many items transported by the railroad. Items such as candles by the box, grain, barley, lead bars, smoking pipes, snuff, tin, wool, leather hides, grindstones, barrels and building lath. They speak of a difficult existence but simple lifestyle.

It was a life of hard work, but great faith and reward.

While specific information on the people who worked the railroad is limited, we know from an early receipt book that James Ekler ran the engine, William Weed was a fireman (loaded the firebox), Augustus Hamlin, John Cornwall, John Goetschius and Richard Elmendorf all worked on the tracks.

Perhaps the best description of this strange yet exciting new form of transportation is found through the eyes of a young boy, many years later:

"When I was a little shaver of about 11 years, my father took me with him one day down below South Cairo on business. It was rather late in the fall and we drove down near a large mill that stood on the Catskill Creek about three miles west of Leeds. We came to a place where there was a queer looking machine with what appeared to me a frightful looking chimney and a big stove on wheels, which stood directly across the highway. My father said: "Johnny: that is the new railroad and that is the Indian," as I understood him, but of course, he must have said "engine."

I was rather skittish yet curious, and our steady old horse was more so than I was, and began to rear so that father had to get out and hold him by the head. Then I had a tall, rather tapering smoke stack about seven feet high, There was no cab, I remember, for later on when cabs were adopted, I noticed the difference. There was a tender next to the engine, a short four wheeled affair. There was a single pair of drivers about three feet in diameter, and while the affair would look very small and insignificant today, it seemed to me then, as big as a barn would now. The engine and the tender were not more than twelve feet in length, but the brass bell that was on the engine, that they kept ringing, took my eye, and I thought it sounded very pretty. There were three short four-wheeled freight cars that resembled the ore and coal cars of the present day (1897), and in the rear of these were two passenger cars that were simply four-wheeled platform cars with old stagecoach bodies thereon and fastened with bolts. In each of the cars were perhaps a half dozen passengers, and I, boylike, wondered how they dared to risk their lives in that way. By and by, after the track, which was composed of bar iron about two inches across and half an inch (thick) bolted on string pieces, was repaired, which occupied a few minutes, the bell rang and the engine, slowly at first and then with increasing speed, moved off up the road."

After almost two solid months of steady operation, the little railroad suffered its first setback. It was on a cool day in May, when the train crossed the second of three lattice bridges, at High Rock in Oak Hill. There had been heavy rains that season, which weakened the center pier. Just as the train was passing over, the bridge buckled and collapsed, sending three freight cars and two passenger cars plunging into the creek below. Jehiel Tyler, a Durham native, was killed. Another man suffered broken legs and several others received only slight injuries. The engine had safely reached the far side on firm ground and the crew was unhurt but they had witnessed a horrible scene.

It was imperative for the railroad, however, to get back in business as soon as possible. The area of Oak Hill had developed as a major freight supplier by virtue of its successful malleable iron works and other mills. Work commenced on repairing the bridge and it was ready by June. Regular runs continued but outside forces were working to squash the pioneer line, as it represented competition to powerful interests in Albany both financial and political. The accident at High Rock acted as a catalyst for critics of the project and funding from the state dried up. Despite plans to extend the run to the rich farmland of the Schoharie Valley, investor confidence was waning and the end appeared near. On May 20, 1842 the railroad was sold by the State of New York to Amos Cornwall and others for \$11,600., a fraction of its original value. After one last ditch effort to save it, the rails were finally ripped up. Some sections were sold to local farmers for wheel banding. (A section survives in the Durham Center Museum.) The engine was supposedly sold to the Catskill Point Ice House, to be used as a stationary hoisting apparatus.

Although it never fully extended to the Erie Canal, as planned, the little pioneer railroad did make an important contribution to the future safety of railroads. A method for spilling sand onto the track ahead of the engine to prevent slipping on grades was developed by Catskill Foundryman, Benjamin Wiltse.

Also, for those of us who live along the route, the story of the "C&C" has been a source of fascination for years. Many have learned bits and pieces of history about this early venture and pondered what might have been.

The railroad bed itself has provided both the youthful and the young at heart with memorable hikes. The exciting discovery of a superbly engineered stone arched bridge, provided a lasting testimonial to the ingenuity and skill of its makers. One can still make the journey today and picture that bulky little

engine belching smoke, thundering down the track. The conductor tips his hat and hollers a greeting, which is muted by the deafening noise, on his way to the next stop.

(I graciously thank those who have gathered information on this topic before me, namely Vernon Haskins and Dr. William Helmer and Dale Flansburg, whose efforts enable me to retell this great story of a pioneer railroad here in the Catskills)

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AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 128 W Moorehouse Rd, Cairo, NY 12413

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.


Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.

Initial


^{DS}
 IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by:


A4DA1E08F2A445F... Date

Date

Signed by: 1/30/2025


42C0F9F683F54A8... Date

Date

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one-and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser Date

Seller Date

DocuSigned by:
Rebecca Cheeks Soutel 12/21/2024
A4DA1E08F2A445F...

Purchaser Date

Seller Date

Signed by:
Jim Soutel 1/30/2025
42C0F9F683F54A8...

Purchasers Agent

Sellers Agent

Theodore Banta III & Konrad Roman
Ted Banta
75F0C5617FD84BF...



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
 P.O. Box 22001
 Albany, NY 12201-2001
 Customer Service: (518) 474-4429
 www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties
(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

- Seller as a *(check relationship below)*
 - Seller's Agent
 - Broker's Agent
- Buyer as a *(check relationship below)*
 - Buyer's Agent
 - Broker's Agent
- Dual Agent
- Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance Informed Consent Dual Agency
- Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Jeffery D. Soule & Rebecca Cheeks Soule acknowledge receipt of a copy of this disclosure form:

Signature of Buyer(s) and/or Seller(s):

DocuSigned by:
Rebecca Cheeks Soule 12/21/2024
A4DA1E08F2A445F...

Signed by: 1/30/2025
JH Soule
42C0F9F683F54A8...

Date: _____

Date: _____



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Jeffery D. Soule & Rebecca Cheeks Soule

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature _____
Signed by: *Jeffery D. Soule*
42C0F9F683F54A8... Date: 1/30/2025

Buyer/Tenant/Seller/Landlord Signature _____
DocuSigned by: *Rebecca Cheeks Soule*
A4DA1E08F2A445F... Date: 12/21/2024

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.