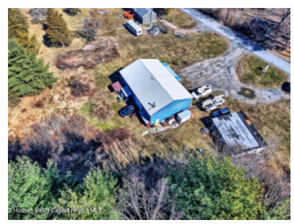
301 Sugar Loaf Road
Earlton, NY 12058

$424,900

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	1
Baths Full	********
Living Area	2400

Details

Sub Type: Mixed Use
Year Built: 1998
Acres: 5.8

Additional Info

Basement	No	**Flood Plain**	Yes

Remarks

Maximize your operational footprint at 301 Sugar Loaf Road in Earlton/Coxsackie. This versatile commercial property offers a 2,400 sq. ft. garage anchored by three 12' drive-in bays - perfect for heavy equipment, box trucks, or fleet maintenance. The interior is thoughtfully partitioned to include office space and significant mezzanine storage, allowing for a seamless blend of shop and administrative work. Situated on 5.8 acres of level land, the property offers room for expansion, secondary structures, or large-scale vehicle staging. The inclusion of a secondary barn and a scenic stream adds unique value to the site. This property offers the infrastructure and location required for a regional logistics or contracting headquarters. For the collector or hobbyist who refuses to compromise, this is the ultimate "Dream Garage". A 2,400 Sq Ft Commercial Garage with Three 12 x 12 doors & 1 Lift on 5.8 Acres just off Route 81 in Earlton/Coxsackie! It's 12 minutes to the NYS Thruway and 12 minutes to the Hudson River & Downtown Coxsackie. View our 3D virtual tours, floor plans, & multi-media website of the building & property.

Commercial Sale Active MLS# 20261439	301 Sugar Loaf Road Earlton, NY 12058 County: Greene	$424,900 Public Report

Number Of Units Total:	1	**Sub-Type:**	Mixed Use
Basement YN:	No	**Township:**	Coxsackie
Stories:	2	**Town (Taxable):**	Coxsackie
Stories Total:	2	**911 Address:**	301 Sugar Loaf Rd, Earlton, NY 12058
Building Area Total:	2,400	**Lot Size Acres:**	5.8
Year Built:	1998	**Zoning:**	01 RES AG 1
Year Built Details:	Seller states 1998. Public Records state 1980.	**Zoning Description:**	01 RES AG 1 Classification: 430 Motor Vehicle Service
		Flood Plain YN:	Yes
		Frontage Length:	Approximately 450'
		Lease Considered YN:	No

Public Remarks: Maximize your operational footprint at 301 Sugar Loaf Road in Earlton/Coxsackie. This versatile commercial property offers a 2,400 sq. ft. garage anchored by three 12' drive-in bays - perfect for heavy equipment, box trucks, or fleet maintenance. The interior is thoughtfully partitioned to include office space and significant mezzanine storage, allowing for a seamless blend of shop and administrative work. Situated on 5.8 acres of level land, the property offers room for expansion, secondary structures, or large-scale vehicle staging. The inclusion of a secondary barn and a scenic stream adds unique value to the site. This property offers the infrastructure and location required for a regional logistics or contracting headquarters. For the collector or hobbyist who refuses to compromise, this is the ultimate "Dream Garage". A 2,400 Sq Ft Commercial Garage with Three 12 x 12 doors & 1 Lift on 5.8 Acres just off Route 81 in Earlton/Coxsackie! It's 12 minutes to the NYS Thruway and 12 minutes to the Hudson River & Downtown Coxsackie. View our 3D virtual tours, floor plans, & multi-media website of the building & property.

Possession: Close Of Escrow

Status Change Timestamp: 04/07/2026
Original List Price: $449,900
List Price: $424,900

School District: Greenville School District
List Price/SqFt: $177.04

Tax Annual Amount: $2,743
General Tax: $0
School Tax: $1,946.71
Town Tax: 796.17
Tax Assessed Value: $55,000
Assessors Full Market Value: $142,857

Parcel Number: 53.00-3-28.2
Tax Block: 28.2
Tax Lot: 3
Tax Exemptions YN: No

Book Information: Liber/Book: 2018; Page: 2198; Section: 53.00
Building Features: Overhead Door(s); Number of Overhead Doors: 3; Ceiling Height: 15; Kitchen Facilities; Doors 10-15 Ft
Business Type: Auto Service; Mixed; Warehouse
Construction Materials: Frame; Metal Siding
Cooling: Window Unit(s)
Electric: 200+ Amp Service
Flooring: Concrete; Laminate
Foundation Details: Slab
Frontage Type: Frontage Length: 450' approximately
Heating: Ceiling; Oil; Pellet Stove

Location: Rural
Other Structures: Shed(s)
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Metal
Security Features: Security System
Sewer: Septic Tank
Water Source: Well

Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
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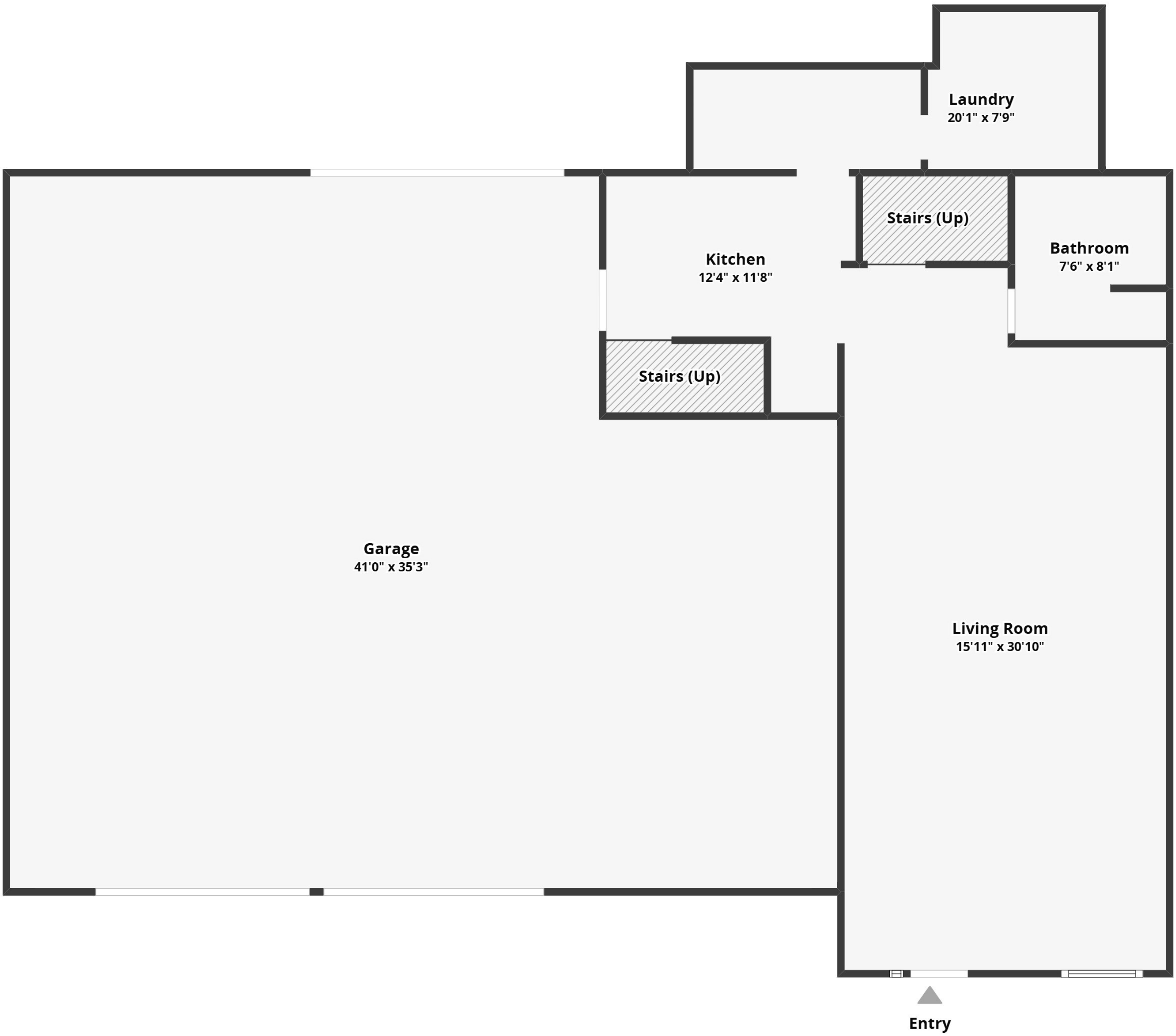
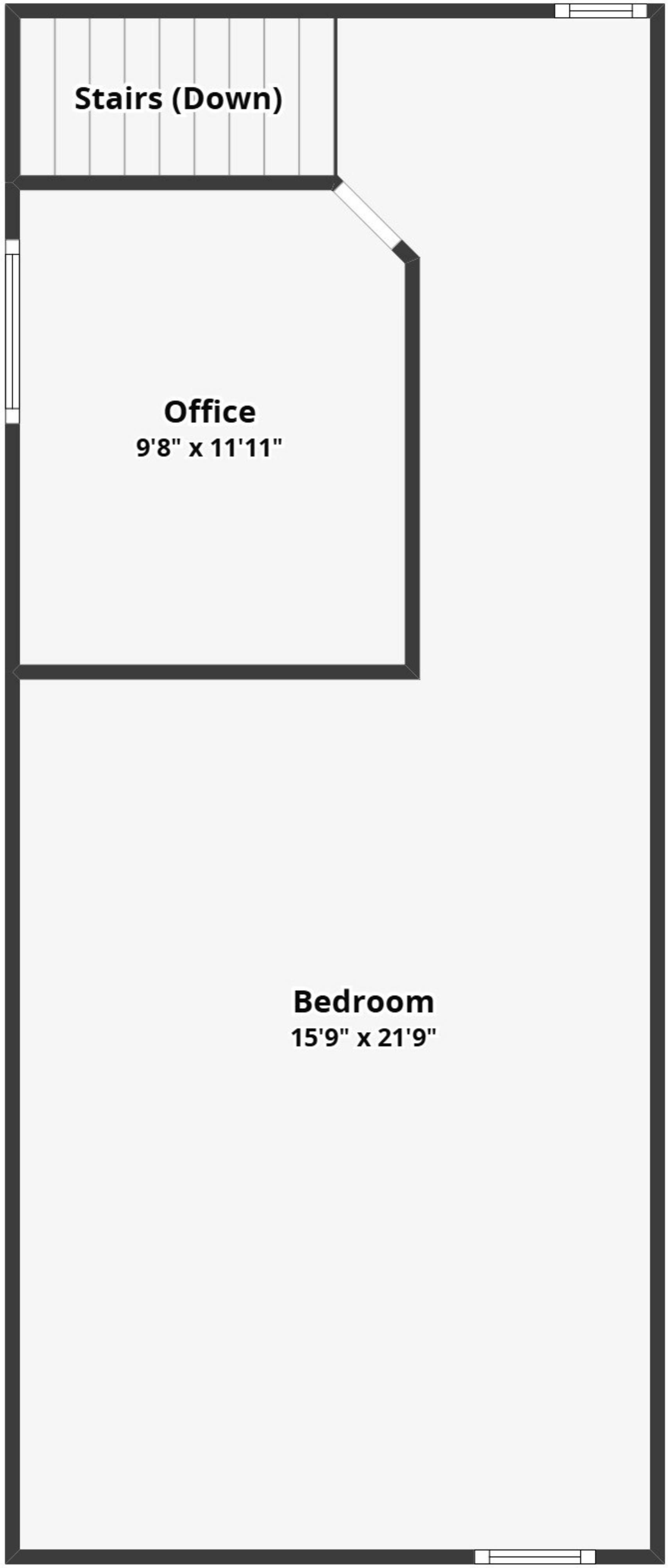
518-943-5303
tedbanta3@yahoo.com

RW SELECT PROPERTIES



All dimensions are approximate and subject to independent verification



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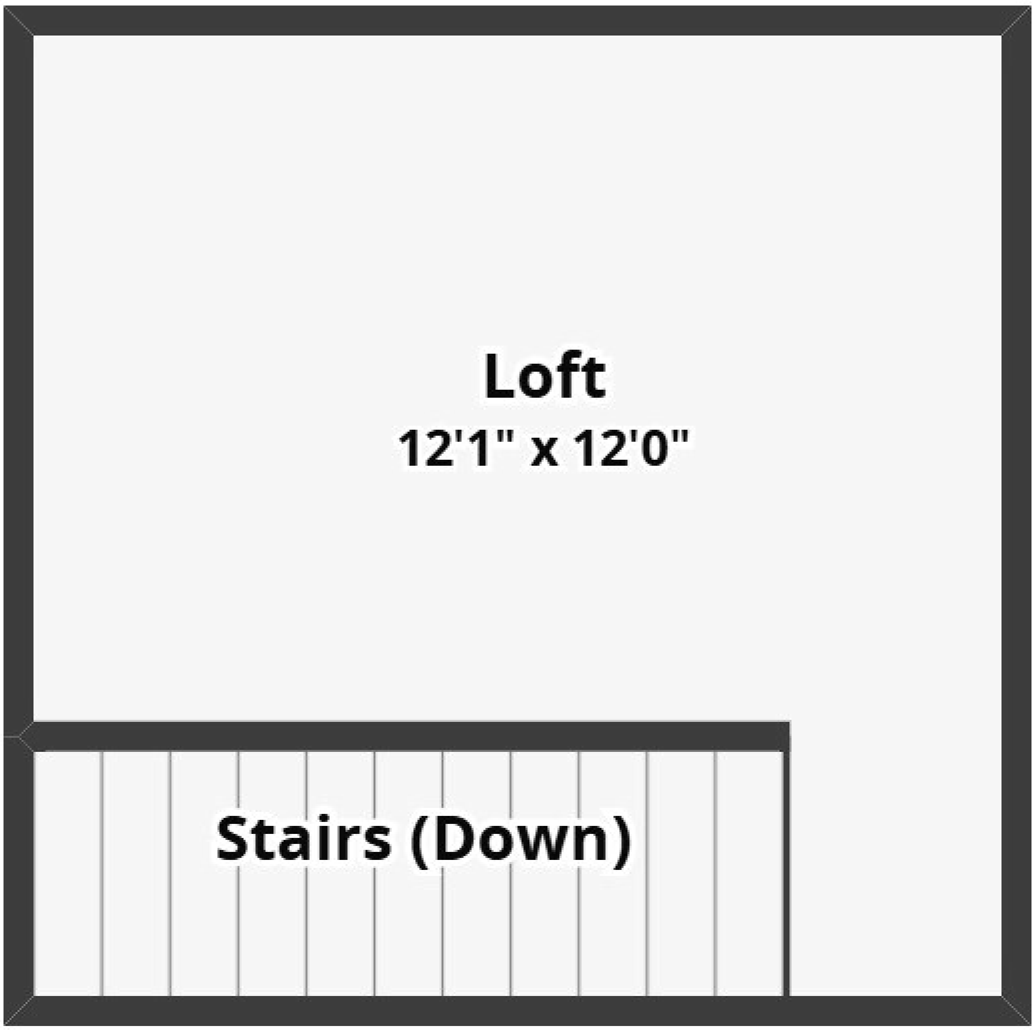

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53.00-3-29
Gauhman,
Robert B.
53.00-3-30
Dolacky,
Pamela
53.00-3-2.1
Volker, Linda Ross
53.00-3-17
Barber,
Catherine
81
Route 81
81
Route 81
53.00-3-28.11
Francis,
Mary E.
53.00-3-20
Konopka,
Joseph
Cob Creek
Sugar Loaf Rd
53.00-3-28.12
Schoenborn, Gus
53.00-3-28.2
Wood Brothers
Logistics LLC
53.00-3-27
Dolacky,
Pamela
53.00-3-37
Dolacky,
Pamela
Cob Creek
53.00-3-32
Brennan,
Thomas, Jr.
Sugar Loaf Rd
Greene County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


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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
1/15/2026	1/15/2026	$796.17	$796.17	$0.00	$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
003773	192889	53.00-3-28.2	Payment Posted

Address	Municipality	School
301 Sugar Loaf Rd	Town of Coxsackie	Greenville Centrl

Owners
Wood Brothers Logistics LLC
92 Main St Unit 223
Deep River, CT 06417

Property Information
Roll Section: 1
Property Class: Mtor veh srv
Lot Size: 5.80

Assessment Information
Full Market Value: 142857.00
Total Assessed Value: 55000.00
Uniform %: 38.50

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	55000.000	5.89280100	$324.10
Town Tax	1916599	15.2000	55000.000	5.61686300	$308.93
Ambulance	369461	-34.4000	55000.000	0.83832900	$46.11
Coxsackie fire	438407	2.5000	55000.000	1.34378000	$73.91
Library district	345551	2.4000	55000.000	0.78407600	$43.12

Total Taxes: $796.17

Estimated State Aid - Type	Amount
County	24079274.00
Town	357794.00

Mail Payments To:
Bambi Hotaling
Tax Collector
56 Bailey Street Coxsackie, NY 12051 PHONE: (518) 731-7313

Info-Tax Online

Greenville Central School District
Albany, Greene, Schoharie Counties
PAY TO: School Tax Collector, Po Box 271, Greenville, NY 12083 (518) 966-5070 ext 520

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: 11/07/25 10:12 am

Owner:
Wood Brothers Logistics LLC
92 Main St Unit 223
Deep River, CT 06417

Tax Map # 53.00-3-28.2
Tax Bill # 002552
Bank Code: CORE
School Code: 193201
Property Class: 430 Tax Roll: 1

Location: 301 Sugar Loaf Rd
SWIS: 192889 Coxsackie

Acreage: 5.8
Frontage:
Depth:
Liber: 2018
Page: 2198

Full Value:	142,857
Assessment:	55,000
STAR Savings:	0.00
Tax Amount:	**1,946.71**
Tax Paid:	1,946.71
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,983,829	55,000	35.2544	1,938.99
Library Tax	75,618	55,000	0.1404	7.72

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/19/25	bank	0	1,946.71	

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

 Information Disclaimer

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 301 Sugar Loaf Rd, Coxsackie, NY 12058

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.

DS AW IS NOT The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by: Arthur Wood 42A8D324A104482...	3/6/2026		
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date

NEW YORK STATE OF OPPORTUNITY. 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 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:

- [x] Seller as a (*check relationship below)*
  - [x] 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) Wood Logistics LLC acknowledge receipt of a copy of this disclosure form:

Signature of [ ] Buyer(s) and/or [x] Seller(s):

DocuSigned by:
Arthur Wood
42A8D324A104482...

Date: ______________________ Date: 3/6/2026