

**400 Game Farm Road  
Catskill, NY 12414**

**\$2,995,000**



*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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



**Basics**

**Beds** \*\*\*\*\*  
**Baths** 6.5  
**Baths Full** \*\*\*\*\*  
**Living Area** 9600

**Details**

**Sub Type:** Hotel-Motel  
**Year Built:** 2019  
**Acres:** 193

**Additional Info**

**Flood Plain** No

**Remarks**

The Legend Returns: The Old Catskill Game Farm & The Extraordinary Long Neck Inn! Own a piece of New York history and a world-class hospitality engine. Spanning over 193 acres of "Truly Enchanting" landscape, this legendary property is anchored by the Long Neck Inn, a sophisticated boutique hotel completed in 2019. Featuring 6 designer guest suites and 6.5 baths, the Inn offers a premium communal experience with a chef's kitchen, game room, coffee station, and a private hot tub & sauna - all set against the backdrop of the Great Northern Catskills. Beyond the Inn, the property is a self-contained ecosystem. With over 100 buildings and 3.5 miles of internal paved roadways, the sheer scale of the infrastructure is unmatched. Key assets include the Former Rhino House - a massive 12,000 sq. ft. structure with soaring potential, a 12,000 sq. ft. storage building, 3-phase electric with 100+ power poles, 252,000 sq. ft. of paved parking, a 14-stable horse barn with 16 outdoor pens/run-ins, 52 fenced areas, complemented by 3 to 4 spectacular, high-revenue glamping sites. It's Nature's Playground connecting to 20+ miles of premier mountain biking and hiking trails, hidden waterfalls, serene streams, and private swimming holes, all framed by breathtaking views of Blackhead Mountain and Little Round Top. Whether you envision a high-end animal sanctuary, a luxury RV resort, a campground, a mini-home development, a housing development, a destination park, a magical restaurant in the former Rhino House, or a sprawling family compound, this 193 acre canvas

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Thursday, March 12, 2026 11:04PM.



<b>Business Name:</b>	TheOld Catskill Game Farm	<b>Sub-Type:</b>	Hotel-Motel
<b>Number Of Units:</b>	0	<b>Township:</b>	Catskill
<b>Total:</b>		<b>Town:</b>	Catskill
<b>Stories:</b>	2	<b>(Taxable):</b>	
<b>Stories:</b>	2	<b>911</b>	400 Game Farm Rd,
<b>Total:</b>		<b>Address:</b>	Catskill, NY 12414
<b>Building Area:</b>	9,600	<b>Lot Size:</b>	193
<b>Total:</b>		<b>Acres:</b>	
<b>Year Built:</b>	2019	<b>Lot Size:</b>	193 acres
<b>Year Built:</b>	In 2019, the hotel -	<b>Dimensions:</b>	
<b>Details:</b>	The Long Neck Inn -	<b>Zoning:</b>	08 RA 1.5
	was built. Many of	<b>Zoning:</b>	Rural
	the other buildings	<b>Description:</b>	Residential/Agriculture.
	from the former		Property Type: 582
	Game Farm have	<b>Flood Plain</b>	Camping Park.
	existed for decades.	<b>YN:</b>	No
<b>Parking Total:</b>	100	<b>Frontage</b>	See survey and maps
		<b>Length:</b>	
		<b>Lease</b>	No
		<b>Considered</b>	
		<b>YN:</b>	

**Public Remarks:** The Legend Returns: The Old Catskill Game Farm & The Extraordinary Long Neck Inn! Own a piece of New York history and a world-class hospitality engine. Spanning over 193 acres of "Truly Enchanting" landscape, this legendary property is anchored by the Long Neck Inn, a sophisticated boutique hotel completed in 2019. Featuring 6 designer guest suites and 6.5 baths, the Inn offers a premium communal experience with a chef's kitchen, game room, coffee station, and a private hot tub & sauna - all set against the backdrop of the Great Northern Catskills. Beyond the Inn, the property is a self-contained ecosystem. With over 100 buildings and 3.5 miles of internal paved roadways, the sheer scale of the infrastructure is unmatched. Key assets include the Former Rhino House - a massive 12,000 sq. ft. structure with soaring potential, a 12,000 sq. ft. storage building, 3-phase electric with 100+ power poles, 252,000 sq. ft. of paved parking, a 14-stable horse barn with 16 outdoor pens/run-ins, 52 fenced areas, complemented by 3 to 4 spectacular, high-revenue glamping sites. It's Nature's Playground connecting to 20+ miles of premier mountain biking and hiking trails, hidden waterfalls, serene streams, and private swimming holes, all framed by breathtaking views of Blackhead Mountain and Little Round Top. Whether you envision a high-end animal sanctuary, a luxury RV resort, a campground, a mini-home development, a housing development, a destination park, a magical restaurant in the former Rhino House, or a sprawling family compound, this 193 acre canvas summons your imagination. It has great proximity to the area's destinations and attractions as it's 30 minutes to Hunter Ski Mountain, 30 minutes to Windham Ski Mountain, 20 minutes to Dutchman's Landing Park & the Hudson River, 20 minutes to the Village of Saugerties, & 25 minutes to Zoom Flume Water Park. View our 3D virtual tours of the hotel & property, our floor plans of The Long Neck Inn, and our multi-media website.

**Possession:** Close Of Escrow

**Status Change Timestamp:** 03/12/2026

**Original List Price:** \$2,995,000

**List Price:** \$2,995,000

**School District:** Catskill School District  
**List Price/SqFt:** \$311.98

**Tax Annual Amount:** \$24,919  
**General Tax:** \$0  
**School Tax:** \$16,256.84  
**Village Tax:** \$0  
**Town Tax:** 8,661.62  
**Tax Assessed Value:** \$168,800  
**Assessors Full Market Value:** \$1,674,286

**Parcel Number:** 153.00-1-11.1  
**Tax Block:** 11.1  
**Tax Lot:** 1  
**Tax Exemptions YN:** No  
**Tax Legal:** 582 Camping  
**Description:** Park

**Book Information:** Liber/Book: 2020; Page: 2778; Section: 153.00

**Business Type:** Bed & Breakfast; Hospitality; Hotel/Motel; Mobile/Trailer Park; Recreation; Warehouse

**Construction Materials:** Asphalt; Block; Frame; Stone; Wood Siding

**Documents Available:** Survey

**Electric:** Circuit Breakers; Three Phase

**Exterior Features:** Fire Pit; Paved Walkway; Storage

**Fencing:** Partial

**Listing Terms:** Cash; Conventional

**Location:** Rural

**Lot Features:** Gentle Sloping; Level; Many Trees; Paved; Secluded; Sloped; Stream On Lot; Views; Waterfall

**Other Structures:** Garage(s); Kennel/Dog Run; Outbuilding; Stable(s); Storage; See Remarks

**Road Frontage Type:** Town

**Road Surface Type:** Paved

**Roof:** Asphalt; Metal; Shingle

**Flooring:** Ceramic Tile; Concrete; Wood  
**Foundation Details:** Block; Concrete Perimeter; Stone; Wood  
**Heating:** Propane; Radiant Floor  
**Income and Expenses:** Financials Available Y/N: Yes

**Sale Includes:** Building; Corporation; Equipment Negotiable;  
Land  
**Sewer:** Septic Tank  
**Special Listing Conditions:** Real Estate Owned  
**Structure Type:** Hotel/Motel; Mixed Use  
**Utilities:** Electricity Available  
**Water Source:** Well



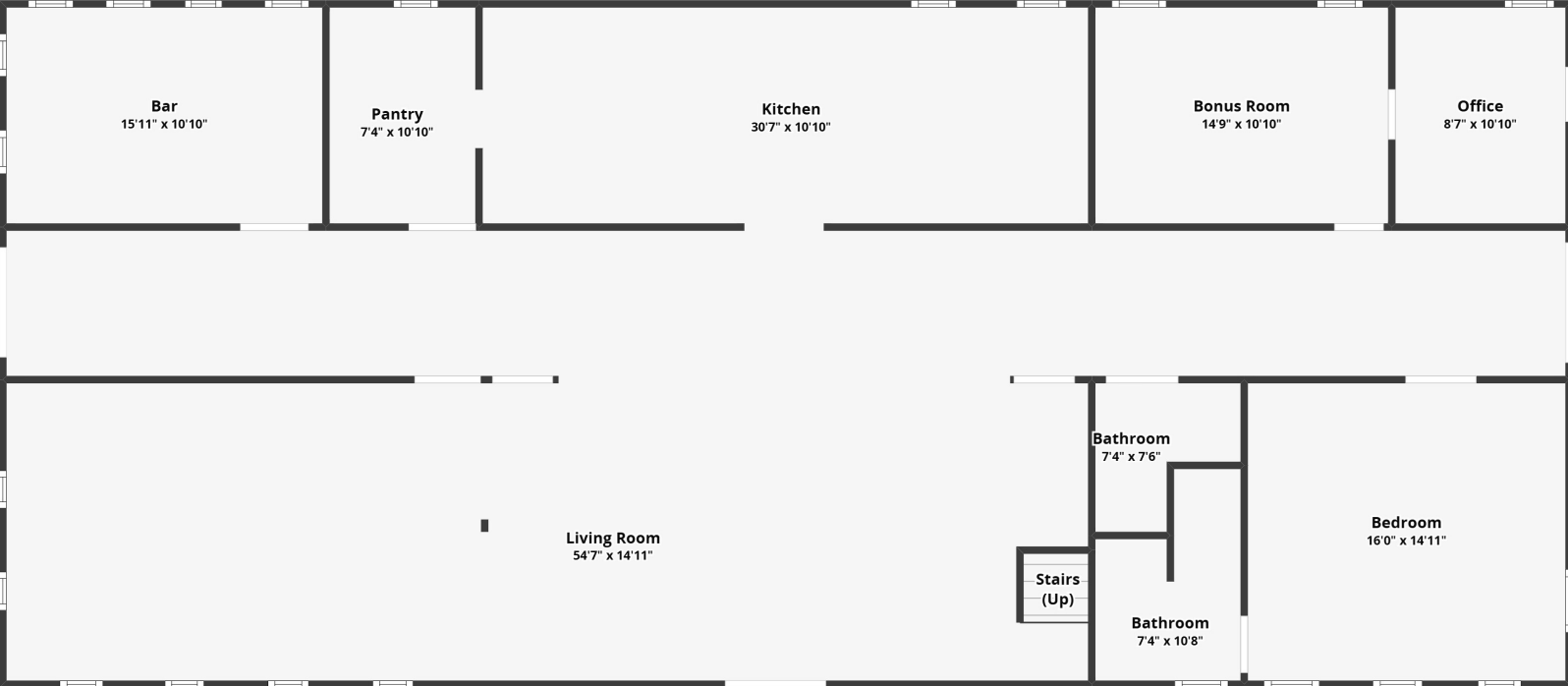
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**License: 10311206649**  
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Cairo, NY 12413  
518-466-1219  
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<https://rvwselectproperties.com/>

**RW**

**SELECT PROPERTIES**

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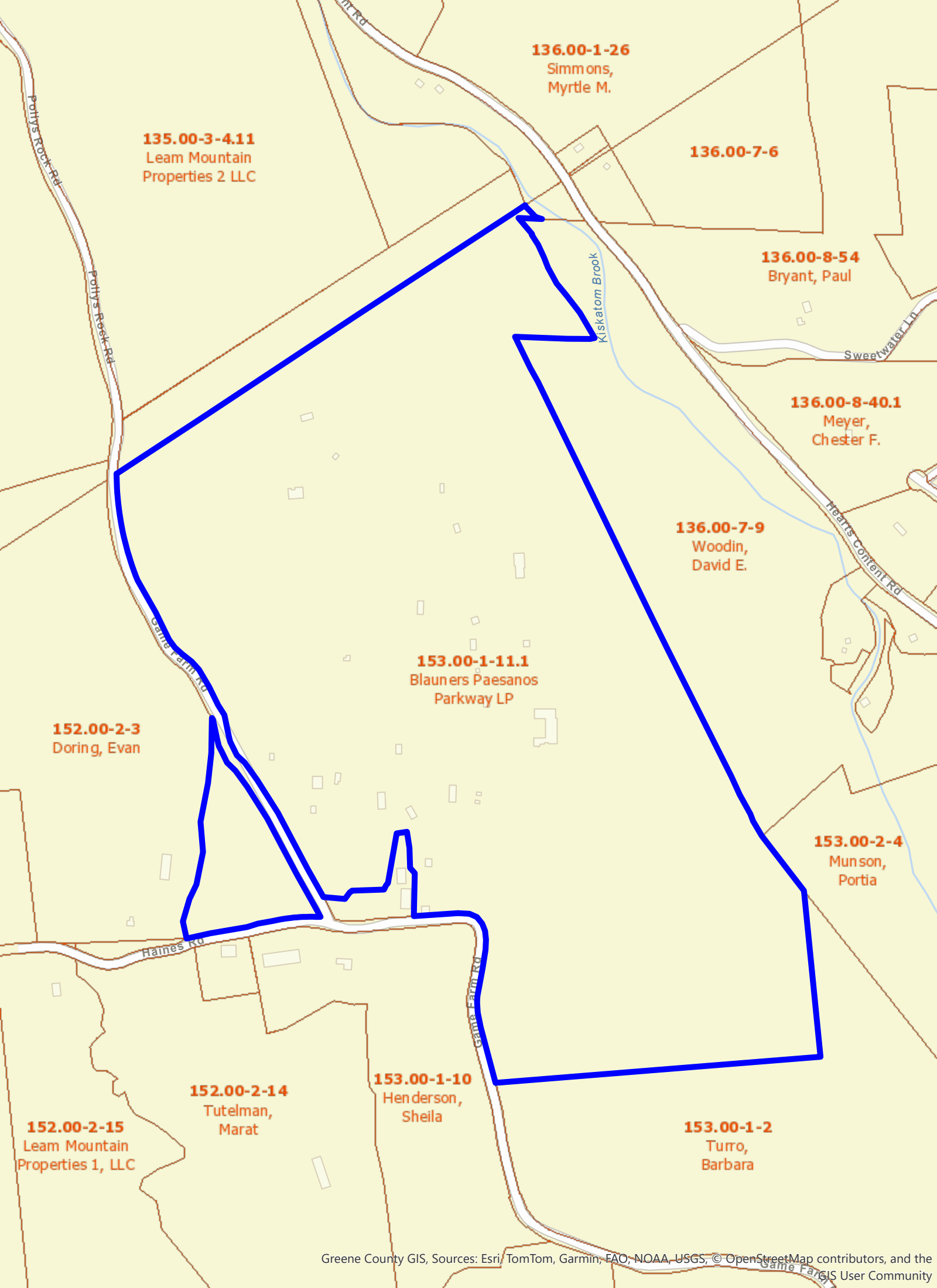


Entry

All dimensions are approximate and subject to independent verification



All dimensions are approximate and subject to independent verification.



**136.00-1-26**  
Simmons,  
Myrtle M.

**135.00-3-4.11**  
Leam Mountain  
Properties 2 LLC

**136.00-7-6**

**136.00-8-54**  
Bryant, Paul

**136.00-8-40.1**  
Meyer,  
Chester F.

**136.00-7-9**  
Woodin,  
David E.

**153.00-1-11.1**  
Blauners Paesanos  
Parkway LP

**152.00-2-3**  
Doring, Evan

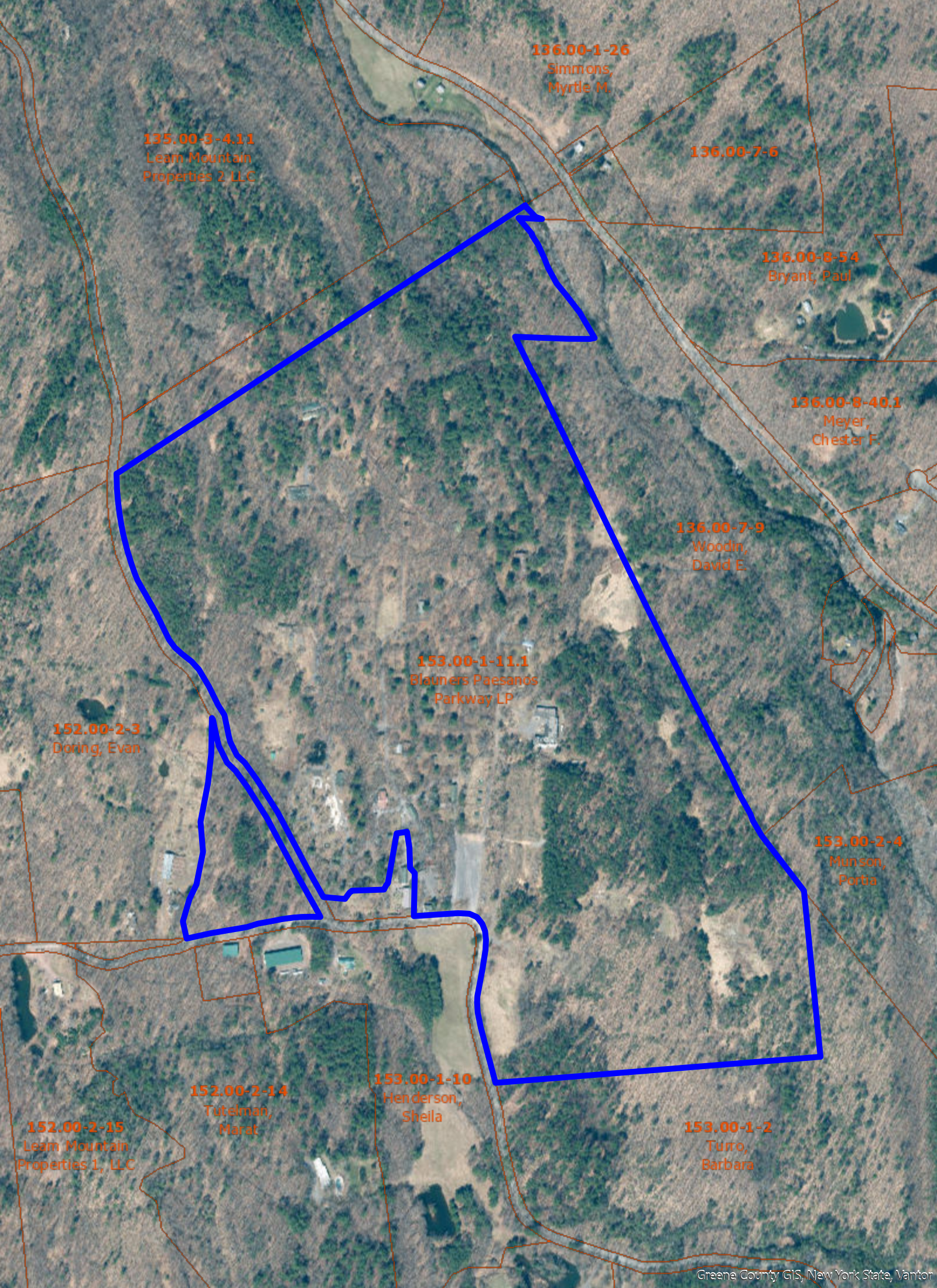
**153.00-2-4**  
Munson,  
Portia

**152.00-2-14**  
Tutelman,  
Marat

**153.00-1-10**  
Henderson,  
Sheila

**153.00-1-2**  
Turro,  
Barbara

**152.00-2-15**  
Leam Mountain  
Properties 1, LLC



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Myrtle M.

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Leam Mountain  
Properties 1, LLC

**153.00-1-2**  
Turro,  
Barbara

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
1/31/2026	1/31/2026	\$8,661.62	\$8,661.62	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
002069	192689	153.00-1-11.1	Payment Posted
Address		Municipality	School
400 Game Farm Rd		Town of Catskill	Catskill Central

Owners	Property Information	Assessment Information
Blauners Paesanos Parkway LP	<b>Roll Section:</b> 1	<b>Full Market Value:</b> 1674286.00
733 Yonkers Ave Ste 107	<b>Property Class:</b> Camping park	<b>Total Assessed Value:</b> 468800.00
Yonkers, NY 10704	<b>Lot Size:</b> 193.00	<b>Uniform %:</b> 28.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	468800.000	8.10260100	\$3,798.50
Town Tax	3886524	3.4000	468800.000	7.98323000	\$3,742.54
Kiskatom fire	282592	10.8000	468800.000	2.39031500	\$1,120.58

**Total Taxes: \$8,661.62**

Estimated State Aid - Type	Amount
County	24079274.00
Town	538257.00

**Mail Payments To:**  
 Samuel Aldi  
 Receiver of Taxes  
 439 Main Street Catskill, N.Y. 12414 (518) 943-4618 X5



# Info-Tax Online

## CATSKILL CENTRAL SCHOOL DISTRICT Greene County

PAY TO: Catskill Central School Distri, P. O. Box 390, Catskill, NY 12414 518-943-2300 Ext. 1413

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:

Last Updated: 01/12/26 01:46 pm

<b>Owner:</b> Blauners Paesanos Parkway LP 733 Yonkers Ave Ste 107 Yonkers, NY 10704	<b>Tax Map #</b> 153.00-1-11.1 <b>Tax Bill #</b> 002873 <b>Bank Code:</b> <b>School Code:</b> 192601 <b>Property Class:</b> 582 <b>Tax Roll:</b> 1												
<b>Location:</b> 400 Game Farm Rd SWIS: 192689 Catskill	<b>Acreage:</b> 193 <b>Frontage:</b> <b>Liber:</b> 2020 <b>Depth:</b> <b>Page:</b> 2778												
<table border="1"> <tr><td>Full Value:</td><td>1,674,286</td></tr> <tr><td>Assessment:</td><td>468,800</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>16,256.84</b></td></tr> <tr><td>Tax Paid:</td><td>16,256.84</td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table>		Full Value:	1,674,286	Assessment:	468,800	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>16,256.84</b>	Tax Paid:	16,256.84	<b>Balance:</b>	<b>0.00</b>
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<b>Tax Amount:</b>	<b>16,256.84</b>												
Tax Paid:	16,256.84												
<b>Balance:</b>	<b>0.00</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	21,156,603	468,800	32.926001	15,435.71
Library Tax	1,125,415	468,800	1.751553	821.13

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/02/25	Blauners Paesanos Parkway LP	1002-00051	16,256.84	

**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](#)



# 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](http://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) Blauners Paesanos Parkway LP acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:  
*Gail Blauner*  
48BE226467264C3...

Date: \_\_\_\_\_

Date: 2/18/2026

## AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 400 Game Farm Rd, Catskill, NY 12414

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.

<sup>DS</sup>  
**GB**

IS NOT \_\_\_\_\_ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

	<small>DocuSigned by:</small> <b>Gail Blanner</b> 2/18/2026 <small>48BE226467264C3...</small>		
Seller	Date	Purchaser	Date

Seller	Date	Purchaser	Date