

400 Game Farm Road
Catskill, NY 12414

\$2,995,000



Hudson Valley Catskill Region MLS

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Theodore Banta III
RVW Select Properties
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rvwselectproperties.com/



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Basics

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

Details

Sub Type: Hotel-Motel	Acres: 203
Year Built: 2019	

Additional Info

Flood Plain	No
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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 203 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 203 acre canvas



Business Name:	TheOld Catskill Game Farm	Sub-Type:	Hotel-Motel
Number Of Units:	0	Township:	Catskill
Total:		Town:	Catskill
Stories:	2	(Taxable):	911
Stories:	2	Address:	400 Game Farm Rd, Catskill, NY 12414
Total:		Lot Size:	203
Building Area:	9,600	Acres:	
Total:		Lot Size:	203 acres
Year Built:	2019	Dimensions:	
Year Built Details:	In 2019, the hotel - The Long Neck Inn - was built. Many of the other buildings from the former Game Farm have existed for decades.	Zoning:	08 RA 1.5
Parking Total:	100	Zoning:	Rural
		Description:	Residential/Agriculture. Property Type: 582 Camping Park.
		Flood Plain YN:	No
		Frontage:	See survey and maps
		Length:	
		Lease:	No
		Considered YN:	

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 203 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 203 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

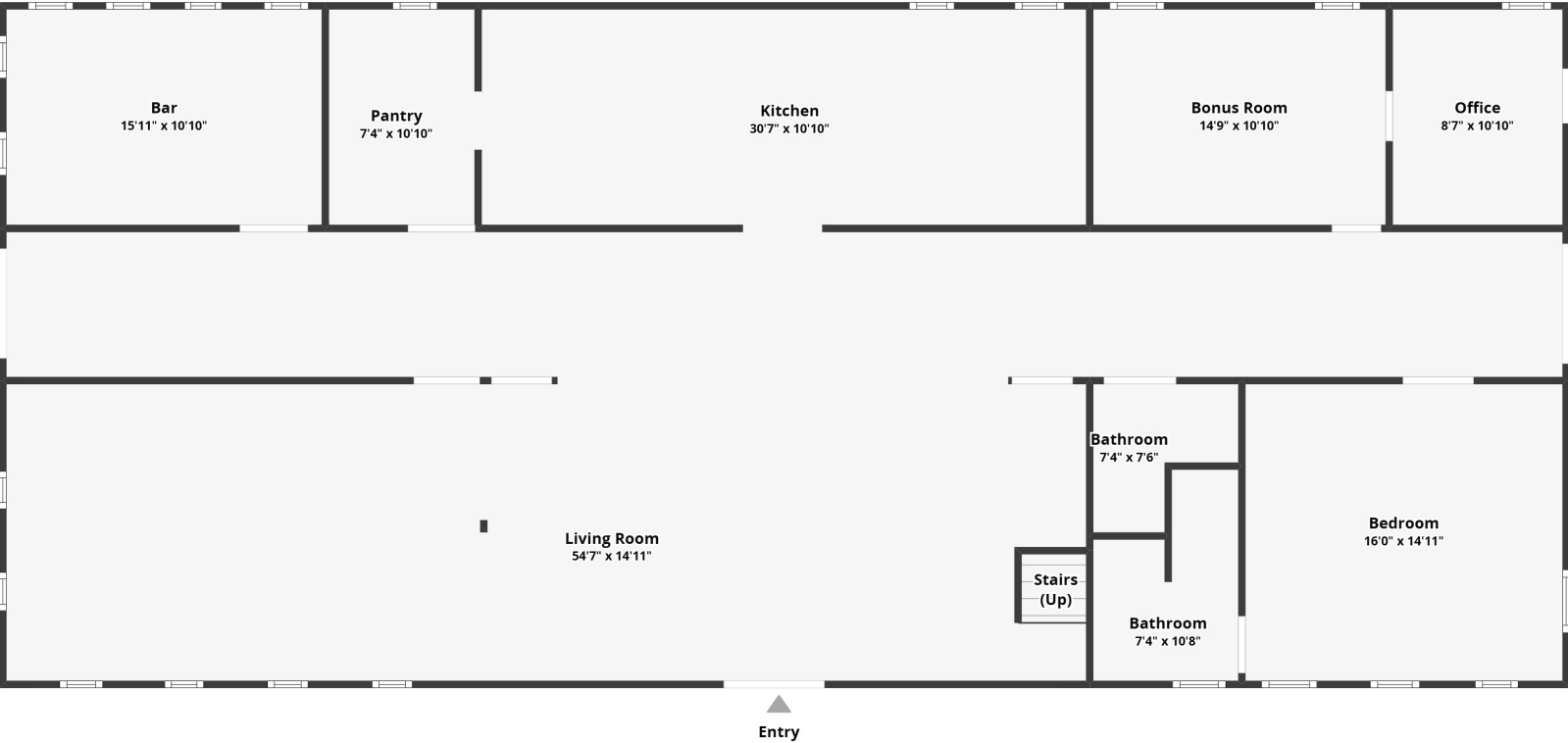


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SELECT PROPERTIES

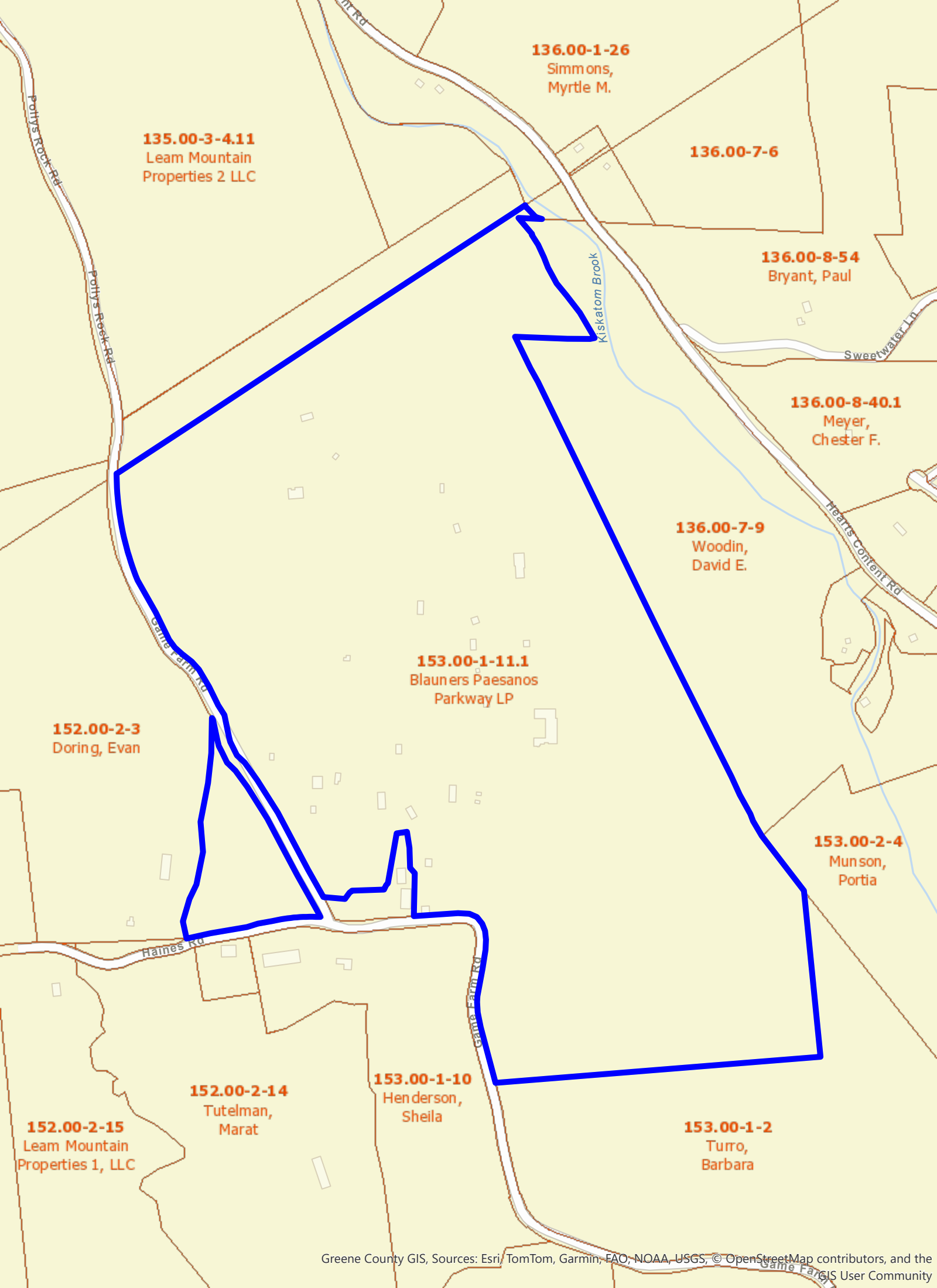
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All dimensions are approximate and subject to independent verification



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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

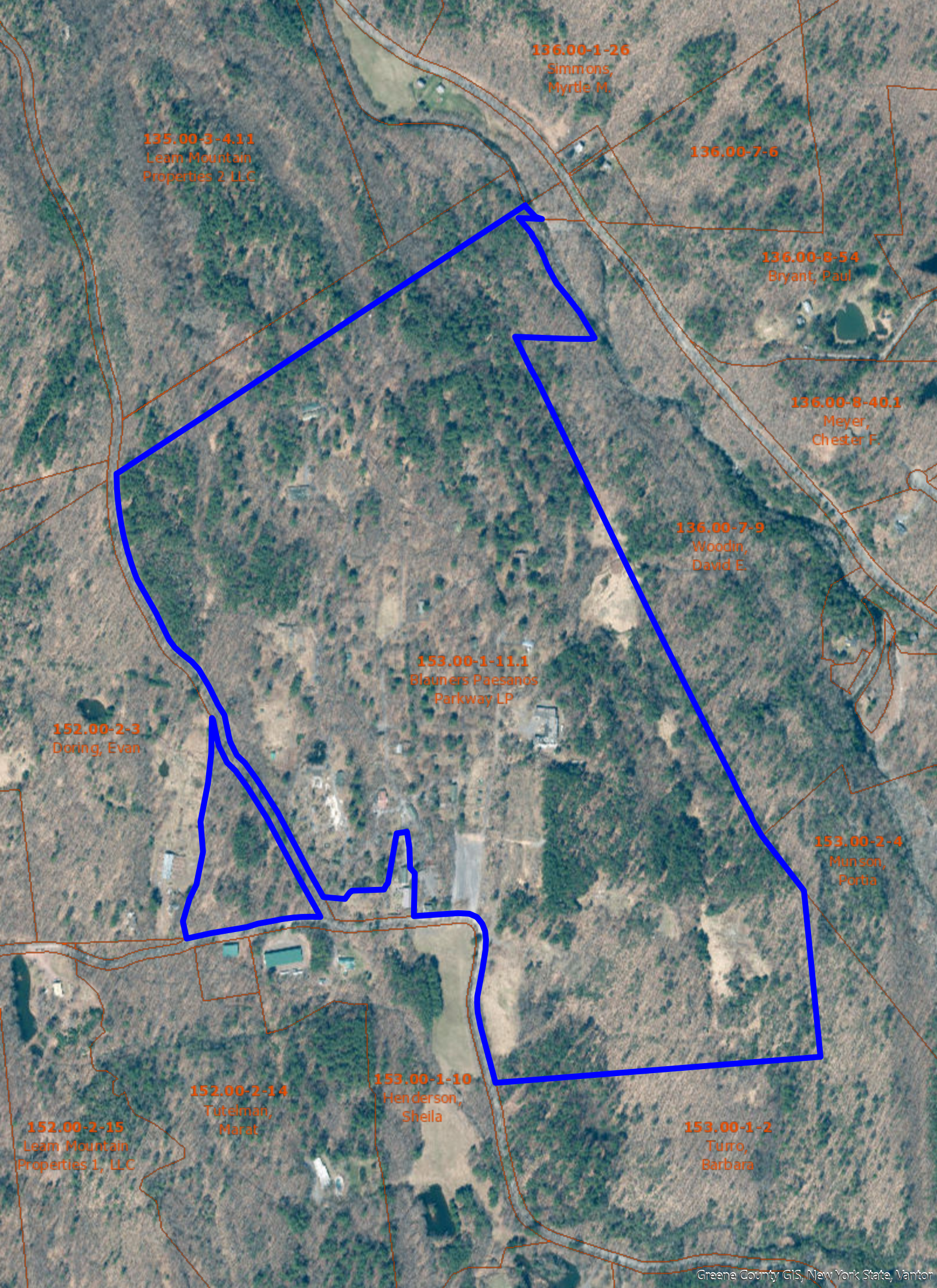
153.00-2-4
Munson,
Portia

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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Henderson,
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153.00-1-2
Turro,
Barbara

152.00-2-15
Leam Mountain
Properties 1, LLC

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

Blauners Paesanos Parkway LP
 733 Yonkers Ave Ste 107
 Yonkers, NY 10704

Property Information

Roll Section: 1
Property Class: Camping park
Lot Size: 193.00

Assessment Information

Full Market Value: 1674286.00
Total Assessed Value: 468800.00
Uniform %: 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



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 ▼

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

Owner: Blauners Paesanos Parkway LP 733 Yonkers Ave Ste 107 Yonkers, NY 10704	Tax Map # 153.00-1-11.1 Tax Bill # 002873 Bank Code: School Code: 192601 Property Class: 582 Tax Roll: 1
Location: 400 Game Farm Rd SWIS: 192689 Catskill	Acreage: 193 Frontage: Liber: 2020 Depth: Page: 2778

Full Value:	1,674,286
Assessment:	468,800
STAR Savings:	0.00
Tax Amount:	16,256.84
Tax Paid:	16,256.84
Balance:	0.00

☒ (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

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

