Commercial Sale Active MLS# 20266558	402 Game Farm Road Catskill, NY 12414 County: Greene	$849,900 Public Report



Number Of Units Total:	3	**Sub-Type:**	Warehouse
Building Area Total:	9,628	**Township:**	Catskill
Year Built:	1970	**Town (Taxable):**	Catskill
Year Built Details:	According to the public records, there are 2 Year Built dates: 1970 & 1975.	**911 Address:**	402 Game Farm Rd Catskill NY 12414
		Lot Size Acres:	2.24
		Zoning:	RRA
		Zoning Description:	Rural Res/Agricultural. Property Class 449 - Other Storage, Warehouse, Distribution Facilities.
		Frontage Length:	As per survey.
		Lease Considered YN:	No

Public Remarks: A Rare Opportunity to Own a Piece of Catskill History! Formerly part of the iconic Catskill Game Farm, this unique 2.24 acre property offers an exceptional combination of history, versatility, and substantial storage and workshop space in the heart of the Catskill Mountains. Located at 402 Game Farm Road, adjacent to the renowned Old Catskill Game Farm, the property features three substantial buildings and a shed, offering approximately 9,628 sq. ft. of combined building space, plus additional storage potential.

The main building, measuring approximately 50' x 98', encompasses 4,900 sq. ft. and includes a small living area with a bedroom, bathroom, kitchen, living room, and office space. The second building, approximately 36' x 78' (2,808 sq. ft.), features a spacious interior with freestanding roof trusses and a stand-up attic, providing additional flexibility for storage and other uses. The third building, approximately 24' x 80' (1,920 sq. ft.), offers extensive workshop and storage space, including second-floor storage accessible by a material handling ramp. A separate 10' x 16' shed provides additional utility.

Currently utilized for equipment storage, warehousing, and workshop purposes, the property offers tremendous potential for contractors, tradespeople, collectors, artisans, hobbyists, and entrepreneurs seeking substantial space for their operations. Additional features include large overhead doors, multiple access points, parking areas, a private well, septic system, and 3 phase electric service.

Surrounded by the natural beauty of the Catskill Mountains, the property enjoys a picturesque setting with scenic mountain views and convenient access to Hunter Mountain, the Village of Catskill, Saugerties, and the greater Hudson Valley. Its location provides an appealing balance of rural surroundings and accessibility to the region's recreational destinations, communities, and commercial corridors. Whether you're seeking expansive storage, workshop facilities, a headquarters for your business, or a distinctive property with possibilities for future adaptation, this former Catskill Game Farm property presents an uncommon opportunity. Bring your vision and explore the possibilities! All uses and modifications are subject to applicable zoning, permits, and municipal approvals.

	Possession: Close Of Escrow	**Status Change Timestamp:**	11/05/2026
		Original List Price:	$849,900
		List Price:	$849,900

School District:	Catskill School District	**Tax Annual Amount:**	$3,836	**Parcel Number:**	153.00-1-11.2
List Price/SqFt:	$88.27	**General Tax:**	$0	**Tax Block:**	11.2
		School Tax:	$2,527.04	**Tax Lot:**	1
		Town Tax:	1,308.1	**Tax Exemptions YN:**	No
		Tax Assessed Value:	$70,800		
		Assessors Full Market Value:	$272,308		

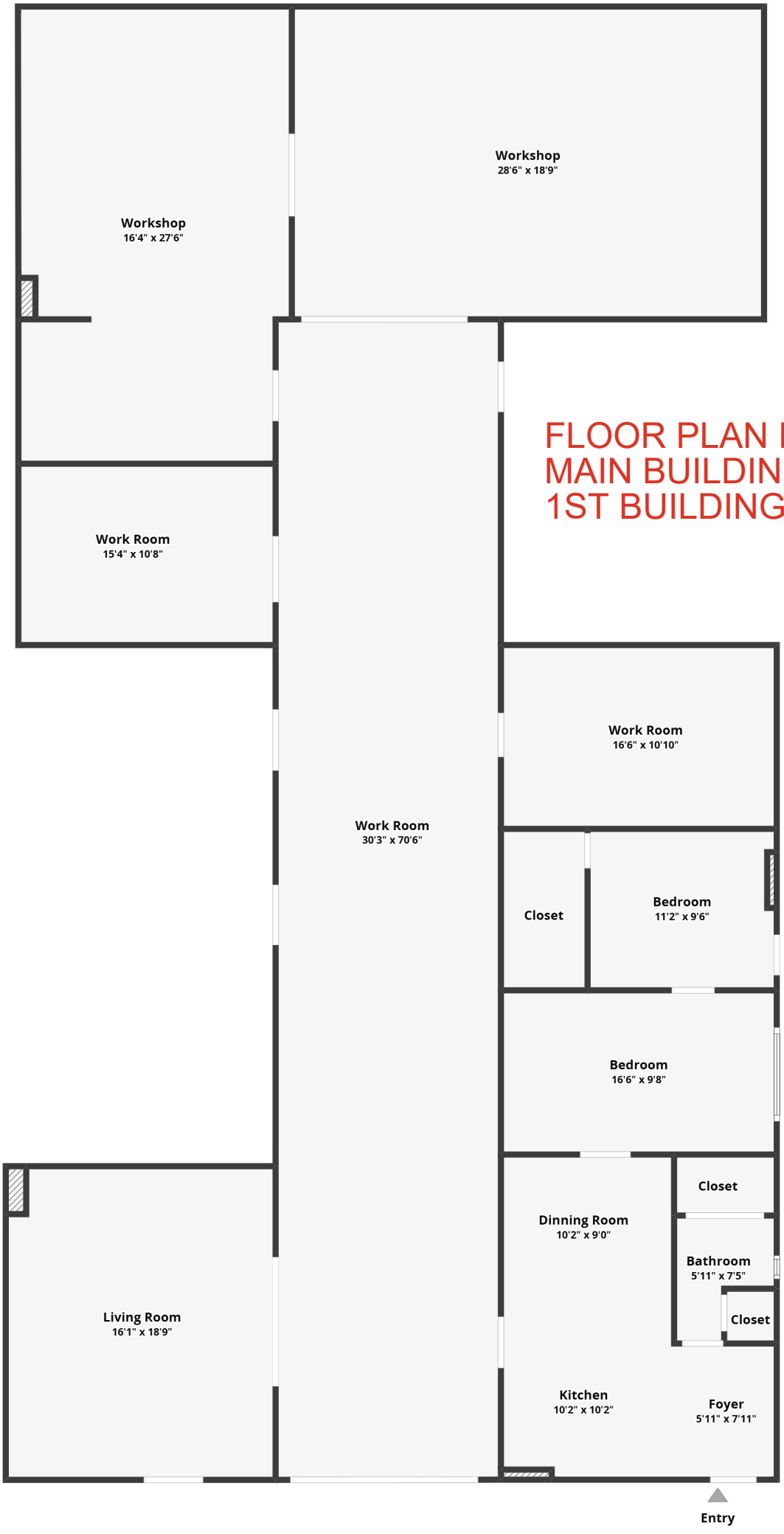
Book Information: Liber/Book: 1388; Page: 156; Section: 153.00
Building Features: Overhead Door(s); Number of Overhead Doors: 7; Private Restroom(s); Kitchen Facilities; Storage
Business Type: Commercial; Distribution; Manufacturing; Parking; Storage; Warehouse
Construction Materials: Block
Electric: Three Phase
Exterior Features: Storage
Location: Rural
Lot Features: Level
Other Structures: Shed(s)
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Metal
Sale Includes: Building; Equipment Negotiable; Land
Security Features: Security System
Sewer: Septic Tank

Flooring: Concrete; Laminate; Tile
Foundation Details: Slab
Frontage Type: Frontage Length: As per survey
Heating: Baseboard; Electric; Forced Air; Radiant
Structure Type: Warehouse
Water Source: Well



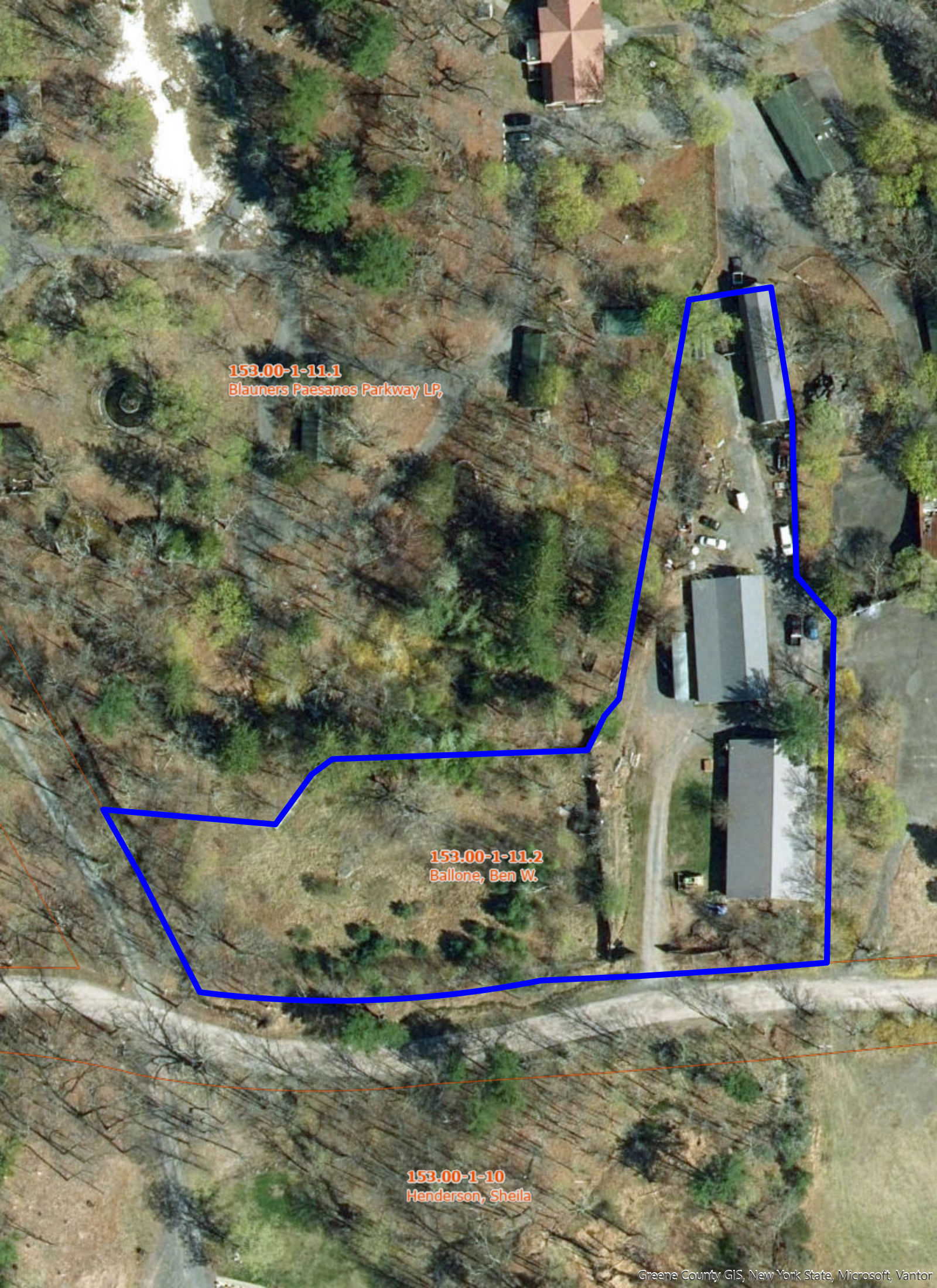
Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
https://rvwselectproperties.com/

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FLOOR PLAN FOR THE MAIN BUILDING - THE 1ST BUILDING.

All dimensions are approximate and subject to independent verification


153.00-1-11.1
Blauners Paesanos Parkway LP,
153.00-1-11.2
Ballone, Ben W.
153.00-1-10
Henderson, Sheila
Greene County GIS, New York State, Microsoft, Vantor



Greene County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 & Fee) $0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/8/2026	1/8/2026	$1,308.10	$1,308.10	$0.00	$0.00		Full Payment

Tax Bill #	SWIS	Tax Map #	Status
001944	192689	153.00-1-11.2	PAID IN FULL

Address	Municipality	School
402 Game Farm Rd	Town of Catskill	Catskill Central

Owners

Ballone Ben W

Mammano Catherine M
402 Game Farm Rd
Catskill, NY 12414

Property Information

Roll Section: 1
Property Class: Other Storag
Lot Size: 2.24

Assessment Information

Full Market Value: 252857.00
Total Assessed Value: 70800.00
Uniform %: 28.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	70800.000	8.10260100	$573.66
Town Tax	3886524	3.4000	70800.000	7.98323000	$565.21
Kiskatom fire	282592	10.8000	70800.000	2.39031500	$169.23

Total Taxes: $1,308.10

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: 2026 School Tax Last Updated: 10/02/26 07:14 am

Owner:
Ballone Ben W
Mammano Catherine M
402 Game Farm Rd
Catskill, NY 12414

Location: 402 Game Farm Rd
SWIS: 192689 Catskill

Tax Map # 153.00-1-11.2
Tax Bill # 002772
Bank Code:
School Code: 192601
Property Class: 449 Tax Roll: 1

Acreage: 2.24
Frontage: Liber:
Depth: Page:

Full Value:	272,308
Assessment:	70,800
STAR Savings:	0.00
Tax Amount:	**2,527.04**
Tax Paid:	2,527.04
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	21,620,956	70,800	33.738891	2,388.71
Library Tax	1,251,981	70,800	1.953776	138.33

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/22/26	Ballone Ben W	0922-00074	2,527.04	

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

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Information Disclaimer

Docusign Envelope ID: 8C4614ED-4D19-8987-83A7-B3F8B8B6B719

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 402 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.

Initial CB Initial BWB IS NOT The aforementioned property IS NOT located in an agricultural district.

Property is adjacent to the Old Catskill Game Farm

I have received and read this disclosure notice.

DocuSigned by: 60BCC580E55B4A3... 10/7/2026

Seller Date Purchaser Date

Signed by: Catherine Ballone 9271A1D87B4C4F5... 10/12/2026

Seller Date Purchaser Date

Docusign Envelope ID: 8C4614ED-4D19-8987-83A7-B3F8B8B6B719

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

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) Ben Ballone acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:
60BCC580E55B4A3...

Signed by: 10/12/2026
9271A1D87B4C4F5...
Catherine Ballone

Date: _____

Date: 10/7/2026