

SYMA JOFFE GERARD ASSOCIATES

P. O. Box 146

Remsenburg, New York 11960-0146

Phone/FAX (631) 325-8201 Cell 516-885-8894

Web site: www.symaco.com email syma@symaco.com

OREGON ROAD FARM

Mattituck, New York

LOCATED ON THE NORTH FORK'S

LOVELIEST RURAL ROAD

~~\$1,295,000~~ **NOW \$1,100,000**

Real Estate Taxes, \$19,982

Total Property: 25.7 Acres

23.2 Acre Permanently Preserved for Farming

2.5 Development Area

Charming Residence with Forever Farm Views

1900 Sq Ft Plus Partially Finished Lower Level

3 Bedrooms, Open Great Room (LR, DR, Kit)

3½ Baths, Hardwood Floors, Lots of Light

New Roof, New Gutters with Lifetime Guaranty

Lower Level Partially Finished, 3 Bedrooms Framed In

Full Finished Bath and Laundry Room

Oil Fired Forced Air Furnace, Central Air Conditioning

Well – Reverse Osmosis and State Of The Art Filtration System

Very Well Maintained

Automatic Sprinkler System

Located in the Heart of Wine Country

Near Magnificent LI Sound and Peconic Bay Beaches

Wineries, Fine Restaurant, Excellent Schools

Amidst the Peace of the Rural Countryside

Both Farm and House are subject to current leases

**PLEASE CALL 631-325-8201 TO SEE THIS SPECIAL
PROPERTY**

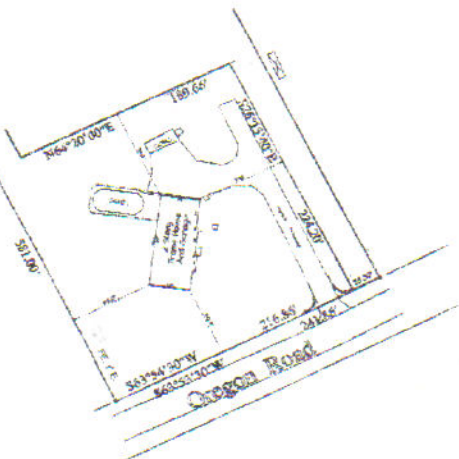
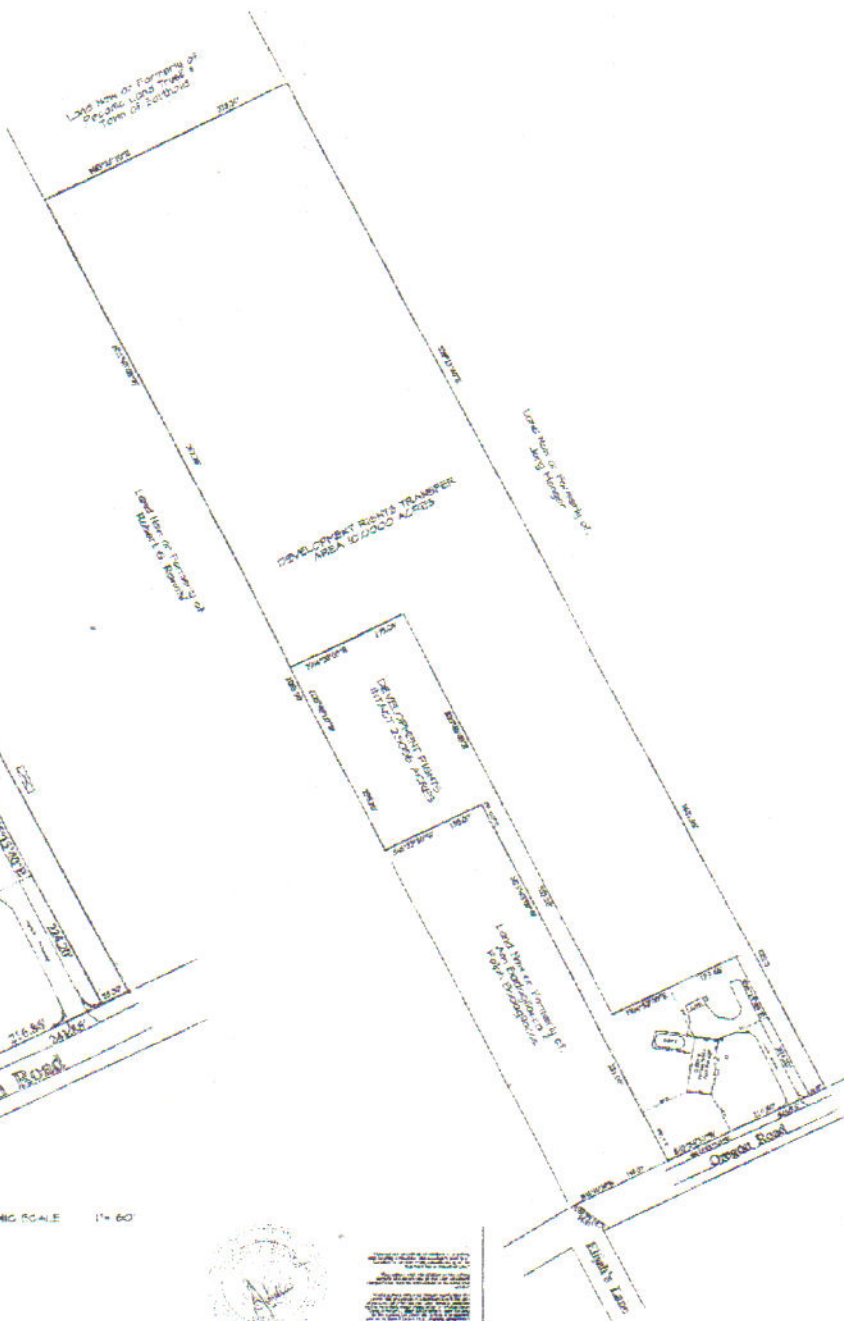




SURVEY OF PROPERTY
SITUATE IN MATTITUCK
TOWN, SOUTHOLD
SUFFOLK COUNTY, NY

SURVEYED 01/30/2007
REVISED 11/28/07-09/2007
SUFFOLK COUNTY TAX #
2000 - 99 - 0 - 10

CREATED BY:
PECONIC LAND TRUST, INCORPORATED
TOWN OF SOUTHOLD
FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF NEW YORK



DETAIL GRAPHIC SCALE 1" = 60'

MONUMENT FOUND

TOTAL AREA = 144,744.57 OR 2,620.8 ACRES
DEVELOPMENT RIGHTS SOLD AREA = 100,000 OR 1,818.2 ACRES
DEVELOPMENT RIGHTS INTACT AREA = 20,000.57 OR 362.6 ACRES



JOHN C. EHLERS LAND SURVEYOR
4 EAST MAIN STREET
REYNOLDS, N.Y. 11501
348-1288 Fax 348-2287

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AS SET FORTH IN THE NYS SURVEYING LAW AND REGULATIONS. THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS AND HAS FOUND NO OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.

GRAPHIC SCALE 1" = 100'







