

Attributes of the Property to incorporate into Marketing Plan

- Incredible “tabula rasa” lakefront opportunity for family compound, grand estate, farming/winery enterprise or combination of all!
- Large developable, waterfront acreage in the least developed area in the entire Finger Lakes region.
- No crossing of roads to get to the lake. Property runs from major country road about ½ mile to lake.
- 1,364 level, sandy linear feet of lakeshore along with 69 acres.
- 2 trout streams with beautiful waterfalls upland. 2 stone bridges crossing streams.
- Access to Atlantic Ocean via Seneca River & Erie Canal to Lake Ontario and St. Lawrence River.
- In the midst of NYS Wine Trail with access by boat to several wineries along Cayuga and Seneca Lakes via Cayuga – Seneca Canal.
- Centered in cultural triangle of Syracuse – Rochester – Ithaca.
- Adjacent to over 650 acres of perpetually preserved lakefront land.
- Eagles, ospreys, ducks, song birds – along major route of Atlantic Flyway.
- Privacy, tranquility, serenity

Land of the Iroquois and homesteading payment to veterans of America’s War of Independence, the Finger Lakes region of central New York State abounds in natural wonders, rolling hills, fertile valleys and a host of some of the largest and purest freshwater lakes in all of the USA. In this historic area there still exist a few large, waterfront tracts capable of creating family estates and retreats, as well as “tabula rasa” for commercial ventures such as vineyards that already make the Finger Lakes region the second largest in the US. One of these exceptional waterfront estates is now on the market for you to create and fulfill your dream.

This 69 acre parcel is part of the former homestead, or castle, of the Cayuga tribe of the Iroquois Confederacy. With over 40 acres of tillable land that has been farmed without the use of herbicides or pesticides, and over 12 acres of woodlands, this property is uniquely positioned for multiple development considerations. Nestled on over 1,350 linear feet of shoreline on the east side of Cayuga Lake, it encompasses land from the lake road gently sloping over a half mile to the level, sandy lakefront without any impediments in between. With over a half mile of a constantly flowing trout stream running through the property, it is bordered on its north by an even bigger stream complete with waterfalls and trout breeding areas. Coupled with a 6 bedroom, 4.5 bath, 3,500+ square foot residence with origins from 1830; a 2 bedroom, 1 bath cottage directly on the lakeshore; and two quintessential barns from the 19th century, this property represents an opportunity unparalleled on the market today.

Taylor Property – 3863 State Route 90, Union Springs, NY 13160

Cayuga Lake, at 39 miles long, 3.5 miles wide, and 450 feet deep and an elevation of 380+ feet above sea level, is the largest watershed in New York State. Every freshwater game fish, most at trophy levels, inhabit its waters including all species of the pike, bass and trout families. This property alone boasts a family of 13 wild turkeys, 12 white tail deer, and every migrant bird species which flock to the Montezuma National Wildlife Preserve 13 miles to the north at the head of the lake, including bald and golden eagles, ospreys, hawks, herons, and song birds of every color. Yet perhaps one of its best attributes is the ability to take your boat from the lake to the Atlantic Ocean via one of two routes – both including parts of the Erie Canal through its stunning vistas and transiting locks that raise or lower your boat as the canal flows toward the Atlantic. Go east toward Albany then south to NY City, or north to Lake Ontario and into the St. Lawrence Seaway.

The temperate waters of Cayuga Lake, which rarely freezes in winter, and the soils of glacial till makes the region ripe for cultivating grapes and processing them into wines. Surrounding its shoreline are no fewer than 30 wineries, several accessible by boat. The Finger Lakes region of 5,000 square miles boasts over 100 wineries, and thereby creates a recreational favorite of a wine tasting trail and a cottage industry of party buses and boats to get you there safely.

Whether you're interested in acquiring land and limited infrastructure for residential, recreational, or commercial purposes, you owe it to yourself to make provision to view this property.