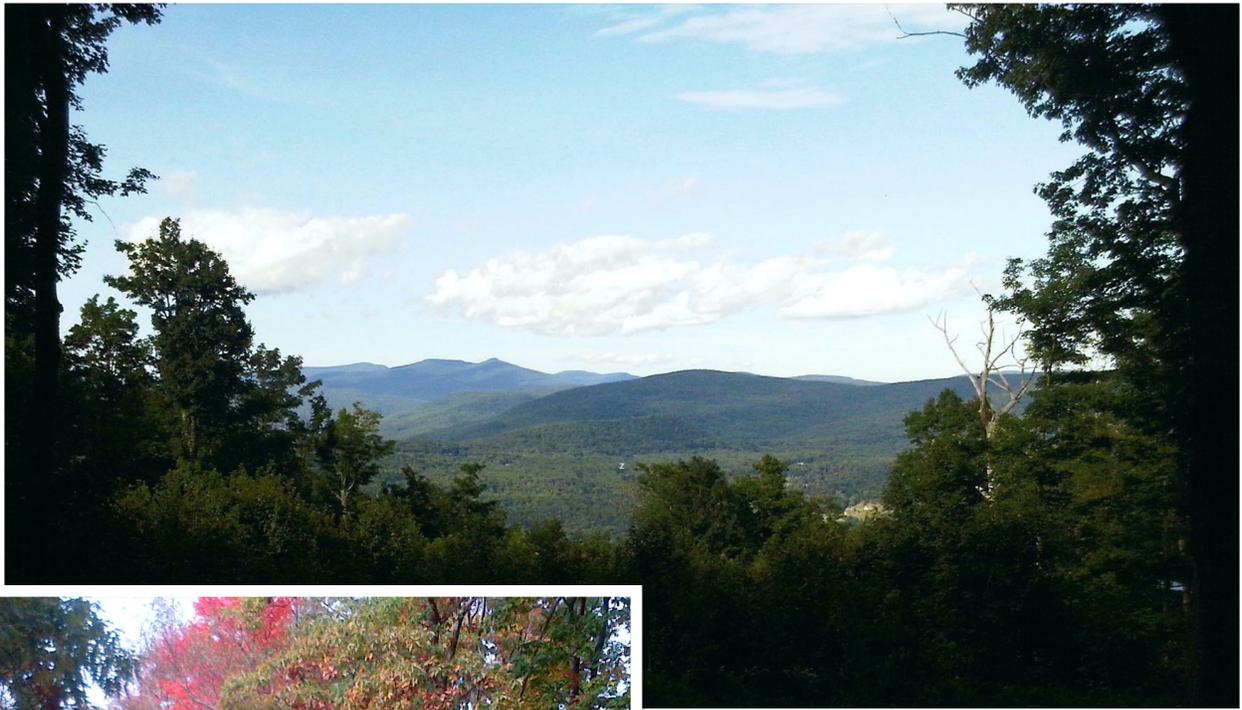
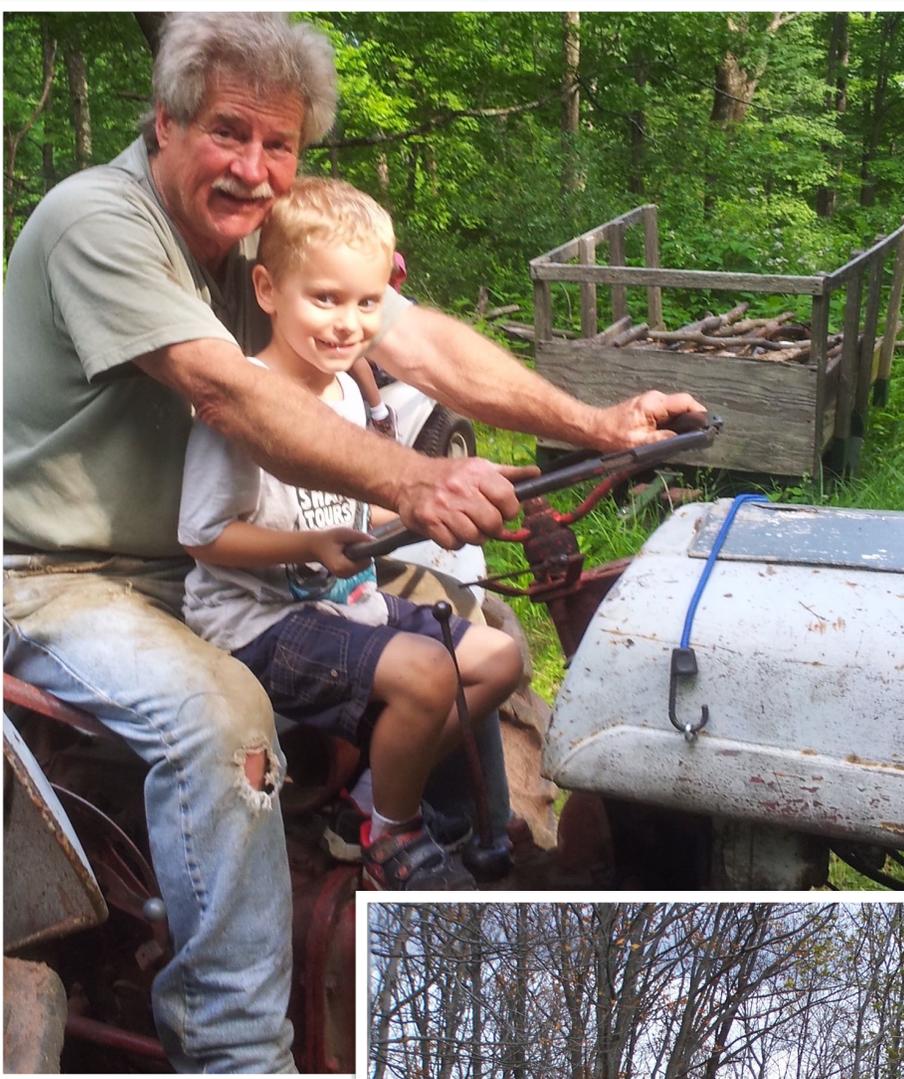


Own a Mountaintop!



99 quiet, secure mountaintop acres less than 2 1/2 hours from the George Washington Bridge. Only 111 miles to your private world!



Moments like this
are so precious...

A tractor ride with one of
my grandchildren is but
one of my cherished
South Hill memories.

I am Ken Phillips, Jr. and I
own 99+ unencumbered
acres at the top of South
Hill in Sullivan County,
Grahamsville, New York.



For years my wife and I have enjoyed sharing this mountaintop together and
with family and friends. But now it is timely for others to continue our legacy of
love and respect for the history and environment of this exceptional place.

Exceptional? Yes! Because...

- **Proximity** to New York City and New Jersey. Drive time is approximately 2 hours from The George Washington Bridge and the distance is 111 miles per Google Maps. Need to get there faster? Place a helicopter landing pad at the sheltered lower field.
- **Privacy and security.** Property is at the end of Sheeley Road, a Neversink town road clearly marked "Dead End" approximately 1/3 of a mile from the property. Property is easily secured electronically or with a caretaker residence.
- **Excellent off-grid location** with average wind speeds in excess of 11 miles per hour and broad open areas for solar – which is permitted by right.
- **No encroaching neighbors.** Property is bordered to the North by the New York City Watershed and to the South, East and West by private lands that are tax-deed-restricted and cannot be developed. Property is clearly posted.
- **Exceptional views.** This is a mountain TOP. Views extend great distances in all directions. Most potential home sites offer magnificent views of The Catskills, The Shawangunk Mountains, The Rondout Reservoir or the farmlands and forests stretching South toward Port Jervis.

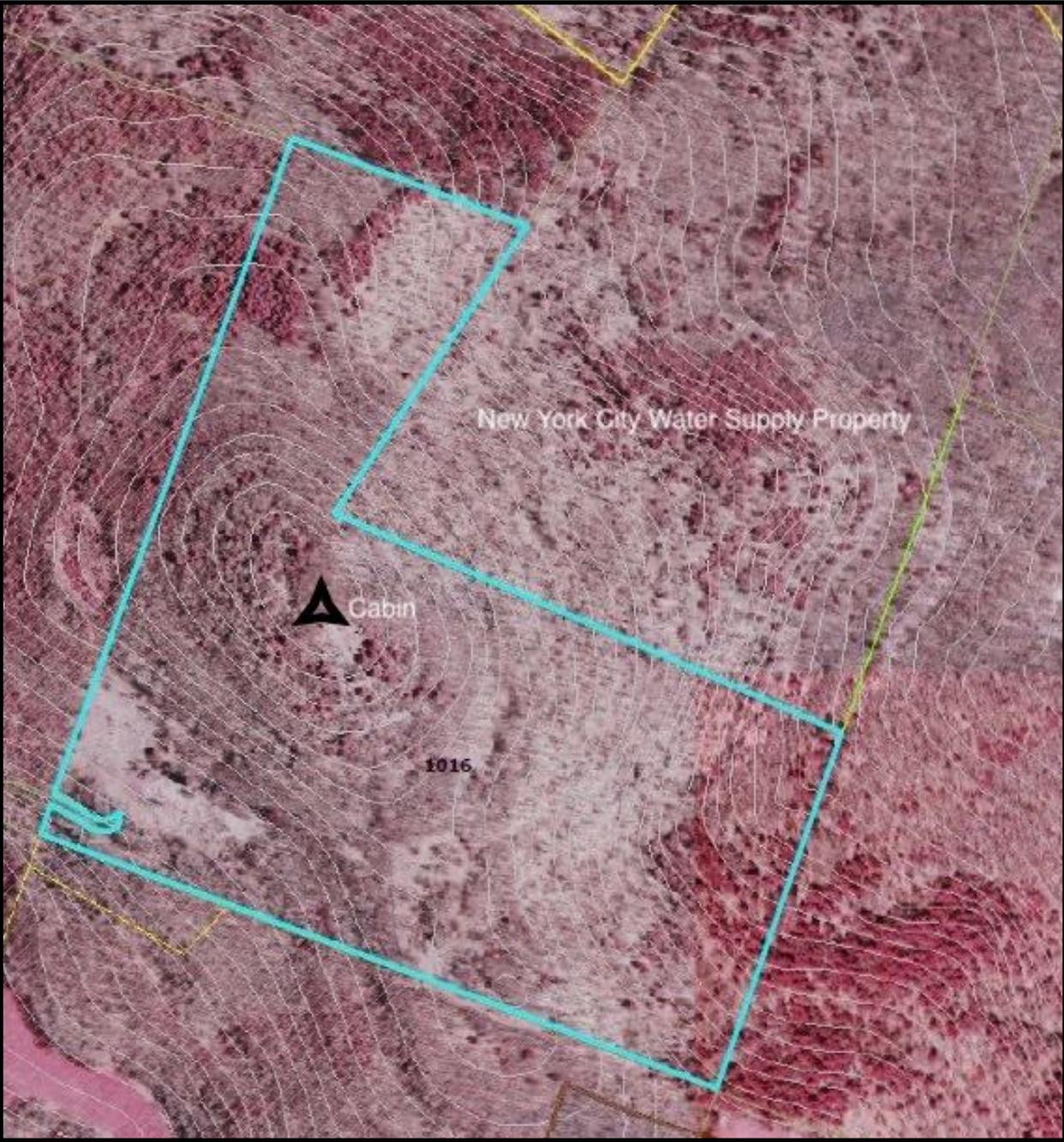
If you or someone you know is interested in acquiring heritage property, please contact me via email to arrange a time for conversation. My email is kenphillipsjr@gmail.com

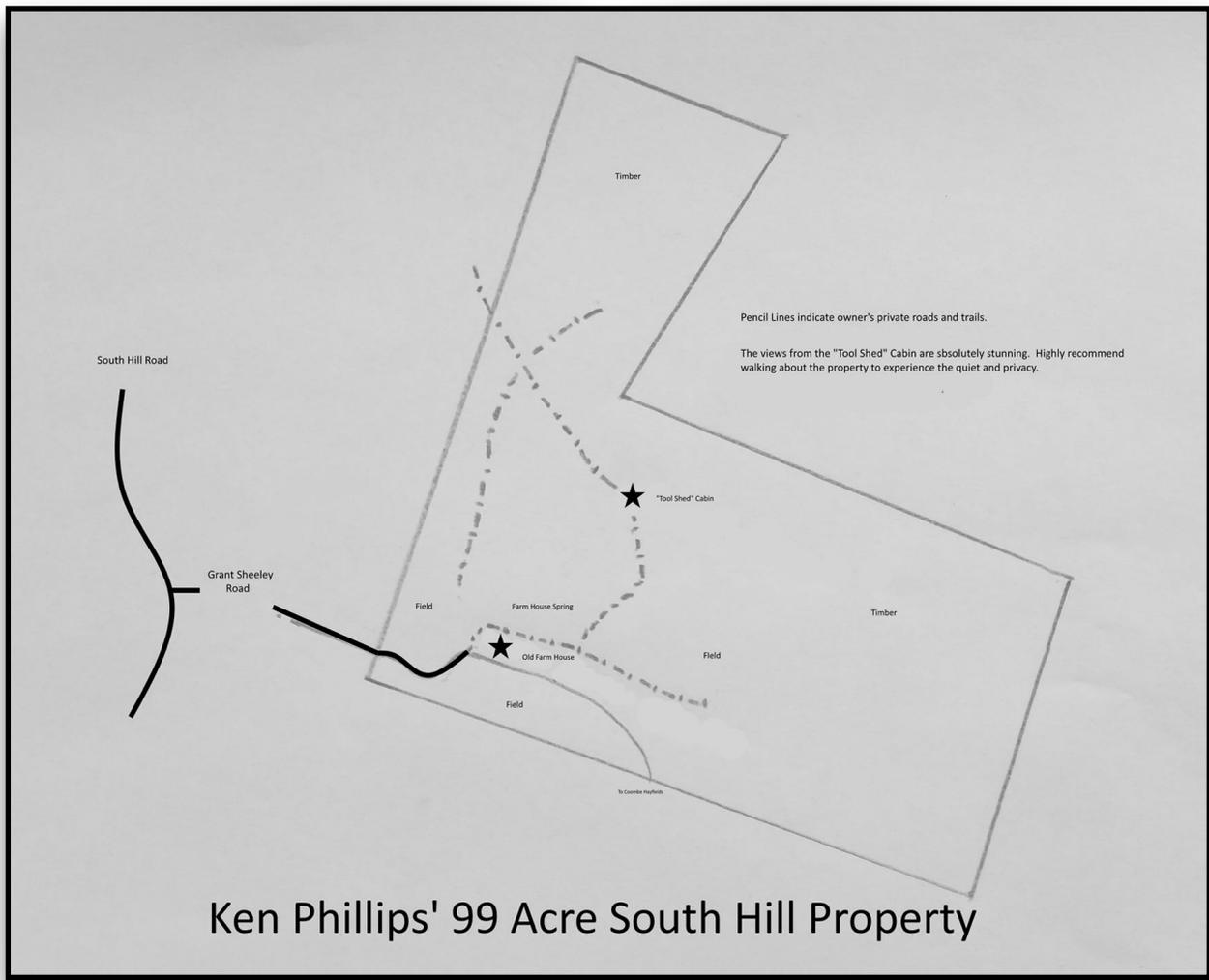
*For an aerial view centered on the cabin copy the link below, paste it into your browser and turn on satellite view if it does not appear automatically.

<https://www.google.com/maps/place/41%C2%B049'32.9%22N+74%C2%B030'50.8%22W/@41.825804,74.5162887,565m/data=!3m2!1e3!4b1!4m5!3m4!1s0x0:0x0!8m2!3d41.8258!4d-74.5141>

Summary Information, Maps and Charts

The subject property consists of 99+ unencumbered acres at the top of South Hill in Grahamsville, Sullivan County, New York, 12740. Tax Parcel ID is 28.-1-11. The property is bordered to the North by New York City Water Supply lands which are available for hiking, fishing and hunting. The private lands to the South, East and West are tax-deed-restricted and cannot be developed.





The property is located at the terminus of Grant Sheeley Road (aka Sheeley Road). Sheeley Road is a Town Road maintained by The Town of Neversink. The town maintains the road for several hundred feet into the property to provide a safe cul-de-sac for turning maintenance equipment.

The property features the remains of the original 1800's farm house, a 25' dug well, several springs, an RV pad and a 16' x 20', off-grid cabin with sleeping loft located on roughly five level acres at the top of the hill. The cabin's latitude/longitude is Lat: 41.8258; Lon: -74.5141*.

Local parklands and attractions include The Catskill Park, The Minnewaska Preserve, The Mohonk Preserve and numerous trout streams and swimming holes.





Groceries and supplies are available in nearby Monticello and Ellenville. Both have Wal-Mart, Ace, etc.

Fine dining in Ellenville, Stone Ridge and Woodstock.

The cabin with sleeping loft is furnished in Hunt Country Furniture with 1000 watts of solar, wood stove, outhouse and generator. The cabin has all necessary approvals. The cabin needs some work (porcupines) and new deck, but is otherwise sound.

Though we do not utilize our wind resources, they are clearly available! The NYSERDA report to the right shows average wind direction and speed.

The bottom line: the potential combination of wind and solar makes South Hill an outstanding off-grid location.




Customer Report 3/20/2010 6:52:35 PM
 Land Owner: Ken Phillips
 Location: South Hill Grahamsville, NY

Wind Energy Potential

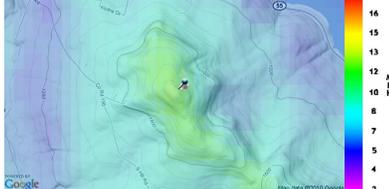
Very Poor
 Below Average
 Average
 Above Average
 High

Recommendation is based on atmospheric models and historical weather data; actual speeds and system productions will vary with terrain, local obstacles, and turbine selection. For more information on the Wind Energy Potential categories, please see the FAQ page (<http://www.aveawind.com/faq.aspx>). Contact a NYSERDA eligible installer with this wind resource report for further consultation (http://www.powernaturally.org/Programs/Wind/Installers_hycounty.asp?#8)

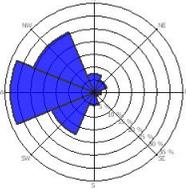
Estimated Wind Resource and Annual Net Energy

Wind Resource	80 ft (24.4 m)	100 ft (30.5 m)	120 ft (36.6 m)
Average Annual Wind Speed	11.2 mph	12.0 mph	12.7 mph
Annual Net Energy	80 ft (24.4 m)	100 ft (30.5 m)	120 ft (36.6 m)
Rotor Diameter 10-20 ft	1300 kWh - 5200 kWh	1400 kWh - 5700 kWh	1600 kWh - 6200 kWh
Rotor Diameter 30-39 ft	1100 kWh - 4300 kWh	1200 kWh - 4700 kWh	1400 kWh - 5300 kWh
Rotor Diameter 35-40 ft	1160 kWh - 4700 kWh	1290 kWh - 5100 kWh	1460 kWh - 5700 kWh

100ft Wind Resource Map

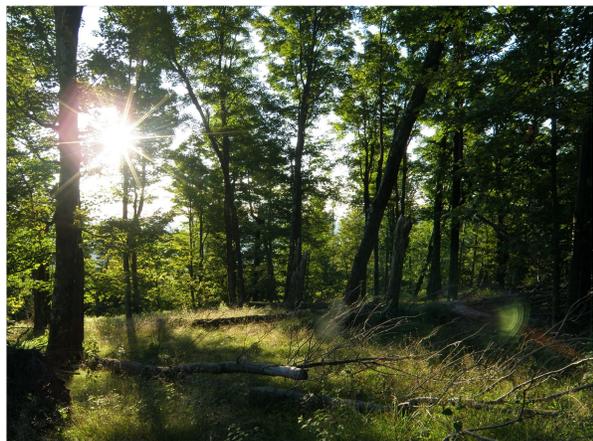
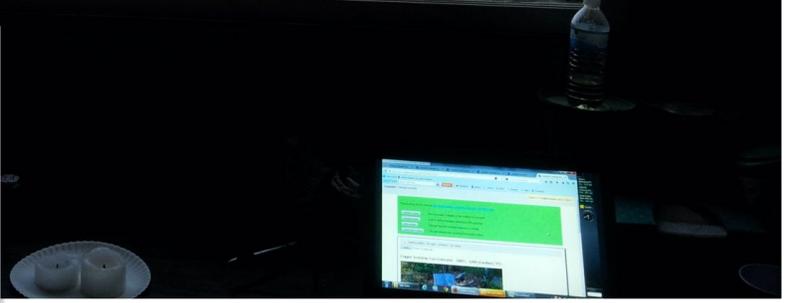


Wind Rose



Latitude = 41.82618 - Longitude = -74.51436 - Elevation = 1878.291 (572 m)

IMPORTANT NOTICE AND DISCLAIMER: The wind map and wind rose were created by AWS Truwind, LLC using the AeroMap® system and historical weather data. Annual energy estimates were calculated using the local wind resource, specialized lift factors, and a generic power curve. For more information on the program's methodology, please refer to the help page. AWS Truwind and INOCRA do not guarantee the above estimates and are not responsible for the contents of this report. For applications requiring greater accuracy, the wind resource estimates should be confirmed by measurement. For more information on NYSERDA wind incentives, please refer to NYSERDA's website.



Nature, solitude, family, friends, laughter and contemplation... and, if you have a project to complete, working at the kitchen table has never been this pleasant!

BTW, excellent cell signal for strong mobile hot spot...

The "Lifestyle" section below consists of photos to help you better understand the scope of this opportunity.

To learn more or arrange a visit, Email me. Thank you.

KenPhillipsJr@gmail.com

Lifestyle.

How do I convey the sheer joy of having your own mountain top to share with family and friends? I cannot...

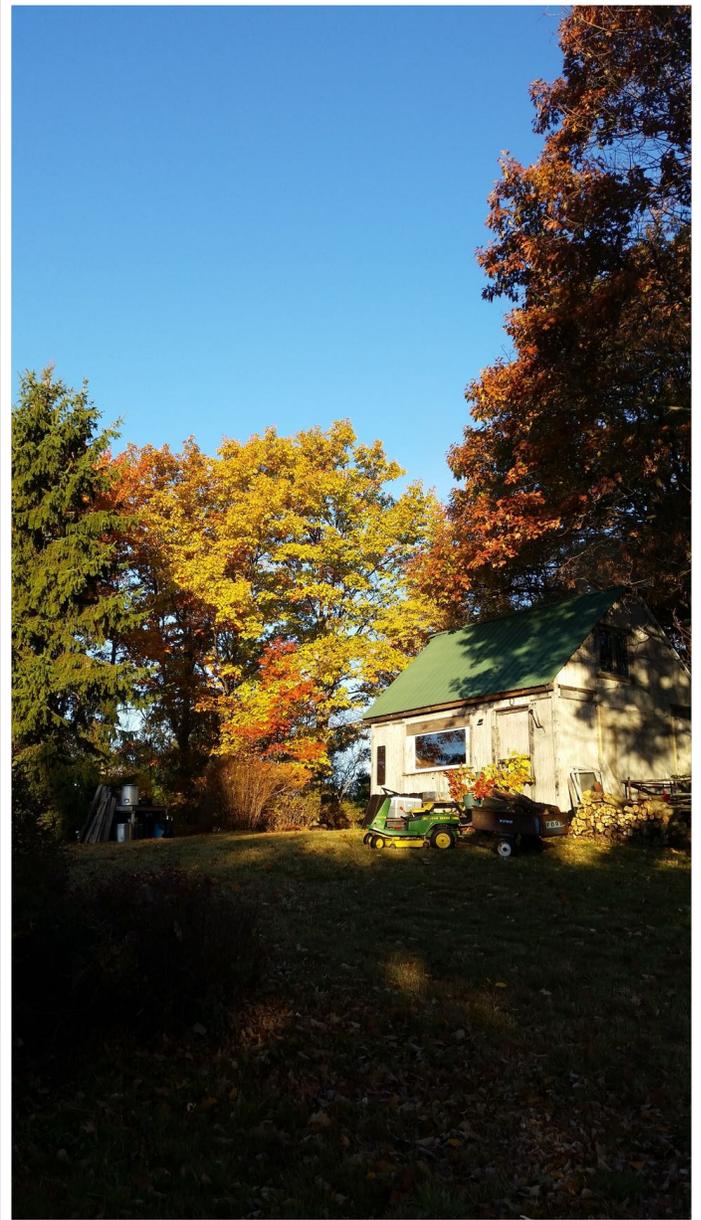
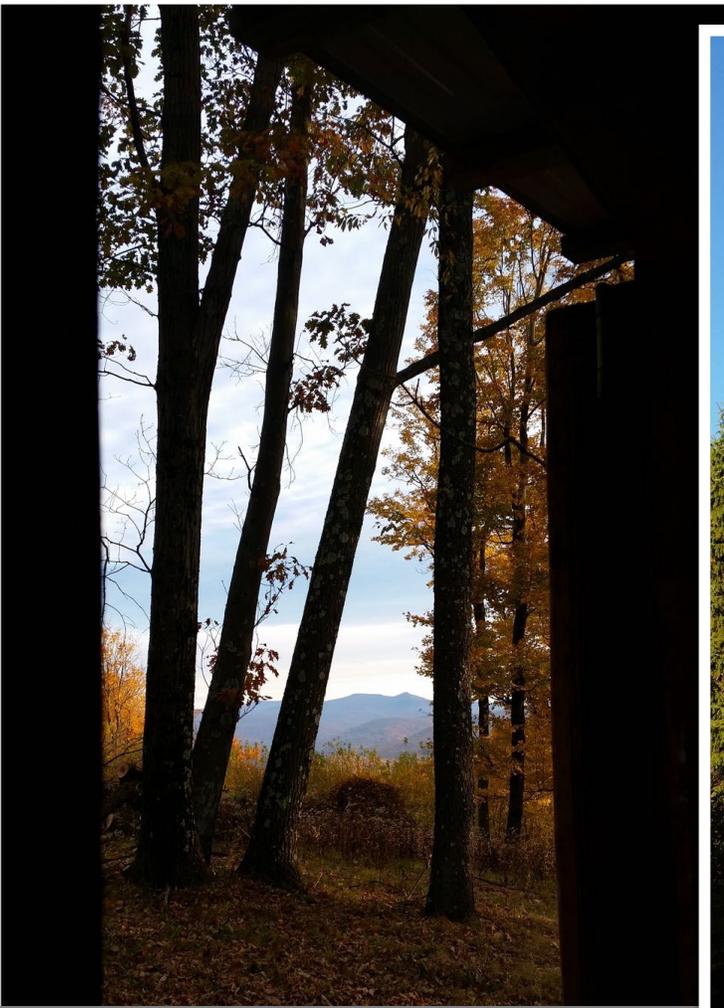
But I can share photographs.

As you scroll through these pictures, imagine South Hill as your place, your retreat, your special gift to those special in your life.



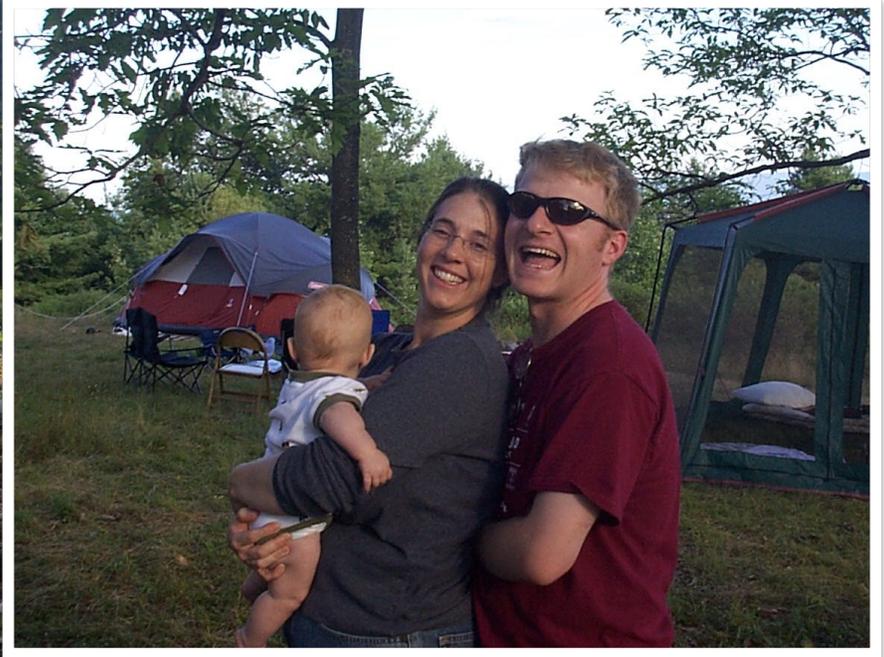
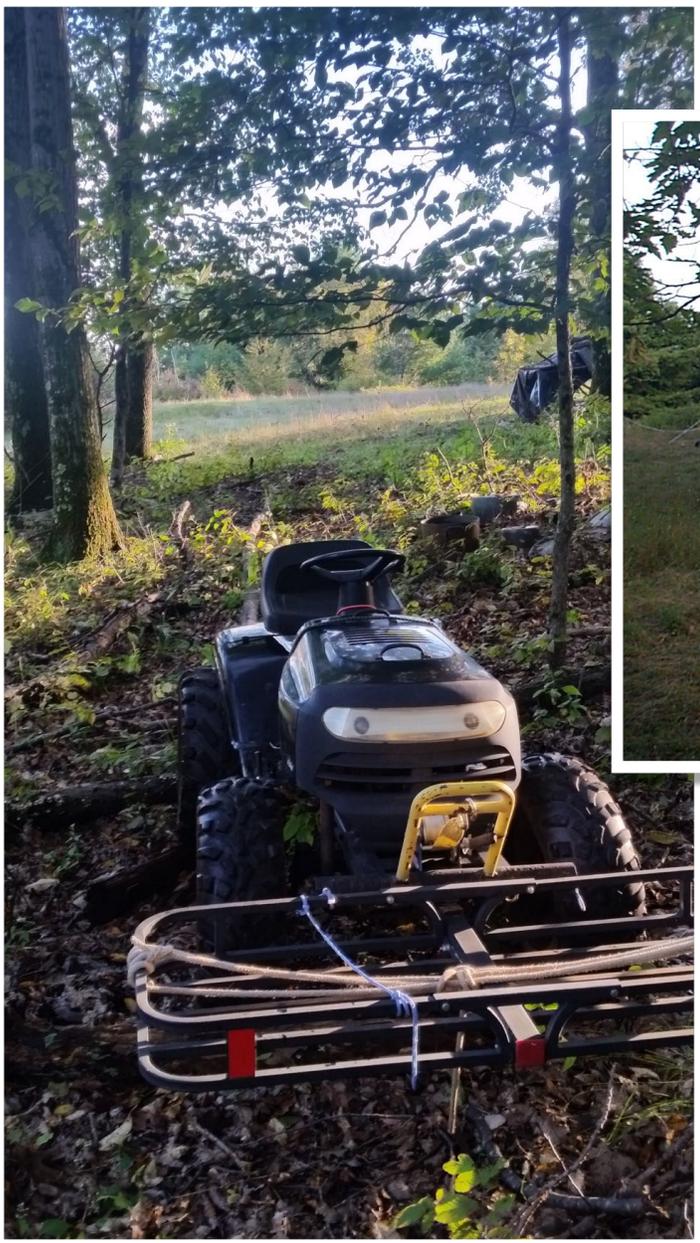


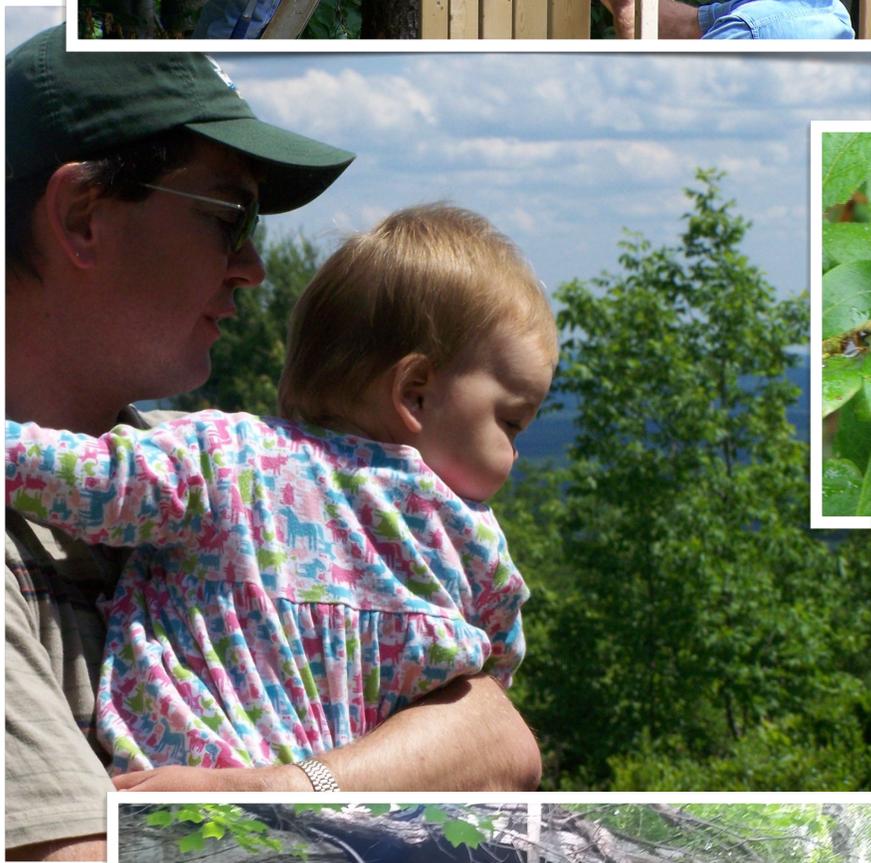




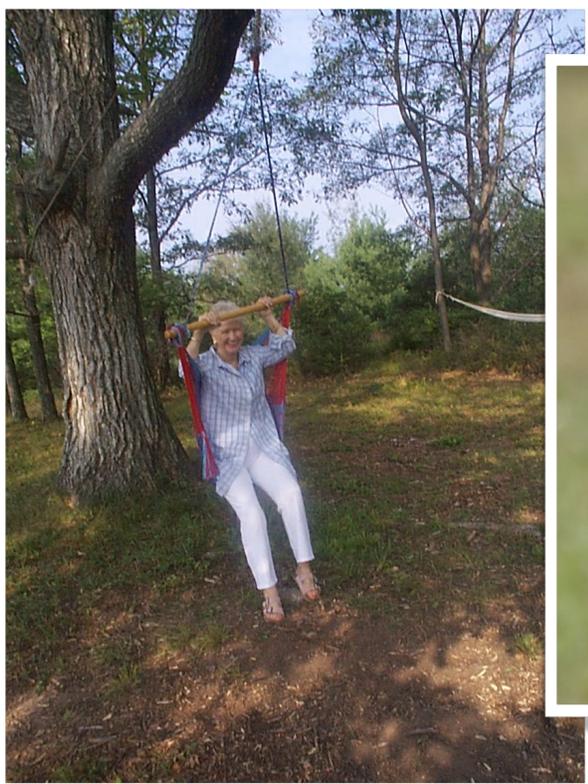
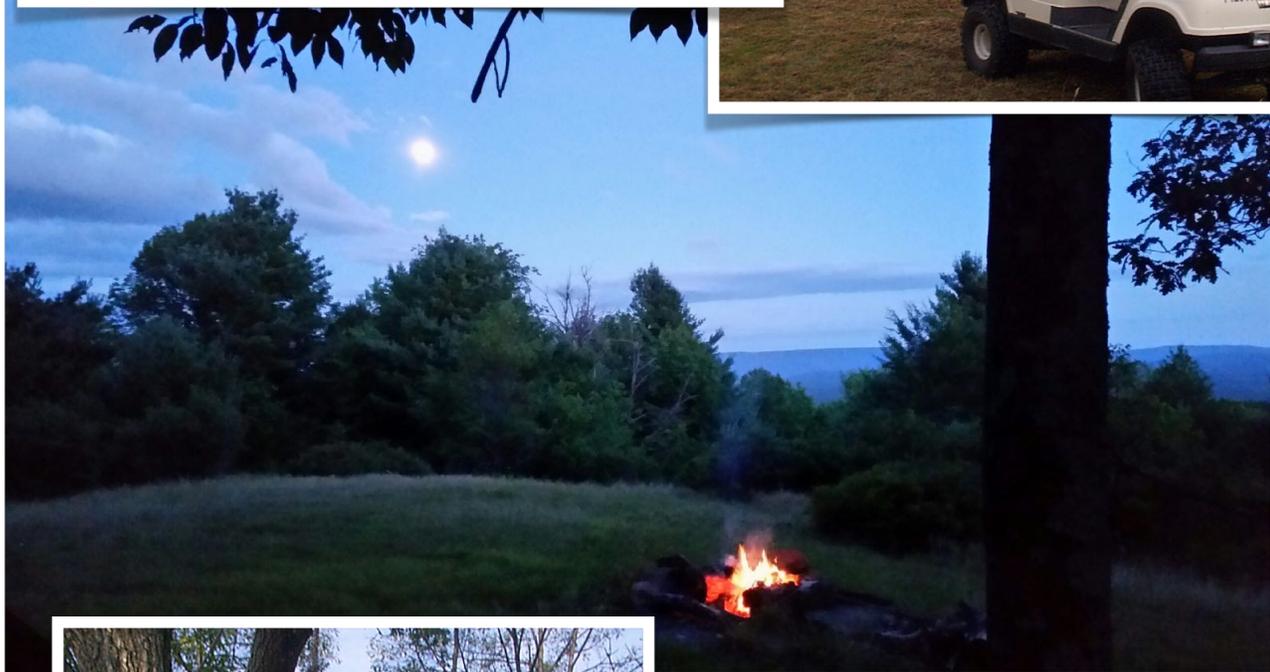
Geodetic marker recognizes South Hill as the 11th highest highest point in Sullivan County. Elevation is 1970 feet.







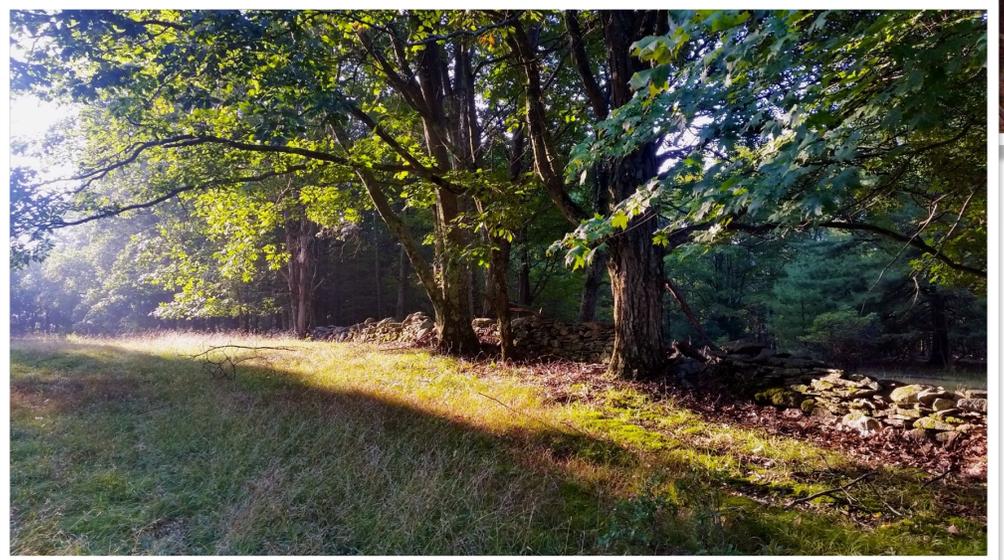






I hope this glimpse into our time at South Hill peaks your interest.

Ken Phillips, Jr.



Buyer's agents and Principals are welcome to contact me directly for additional information or to arrange a visit.

KenPhillipsJr@gmail.com