



# Confidential Offering

Specialty, Experiential, Recreational Opportunity  
Smithtown, NY - Nissequogue River Basin



# Executive Summary

Private Exclusive | Jones Lang LaSalle is thrilled to offer an exceptional 23-acre estate along the scenic bluffs of the Nissequogue River in Smithtown, NY.

This hidden gem features a historic 1828 Manor House surrounded by pristine, protected landscapes. The estate provides an ideal setting for both personal retreats and corporate gatherings.

With its expansive grounds and additional structures, the property offers limitless possibilities for entrepreneurial ventures.

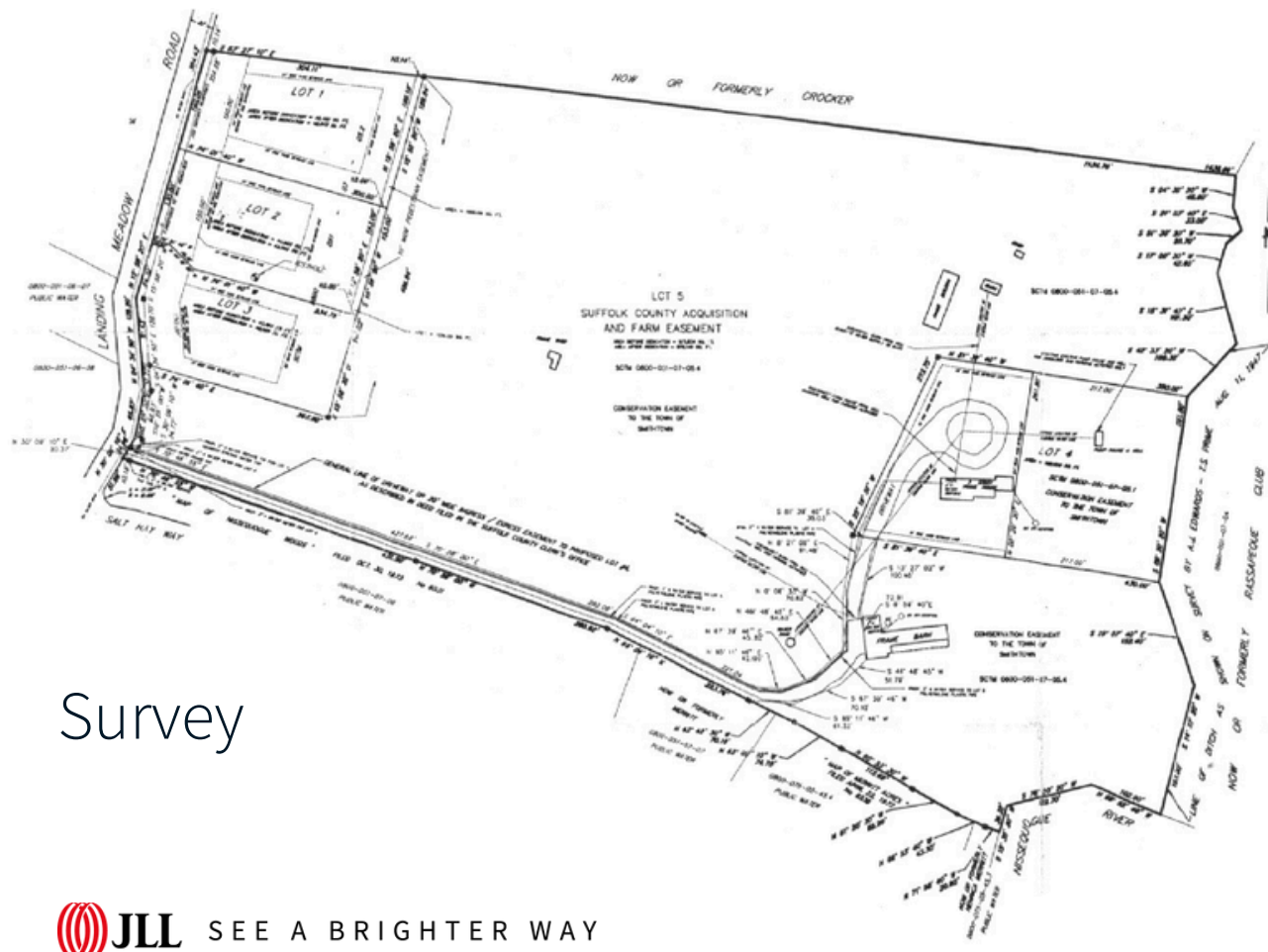
Whether you're interested in agriculture, experiential offerings, health & wellness, winemaking, spirit distilling, beekeeping, short game golf mastery and more, this estate is a private sanctuary full of opportunity.

We invite serious inquiries only and are happy to provide additional information and arrange a private tour.

Lot Size	23 acres
Zoning	R-43 Zone - Town of Smithtown
District, Section, Block & Lot	800-51-7-5.1, 5.3, 5.4
Real Estate Taxes	Approximately \$34,000 annually
Asking Price	\$5,899,000



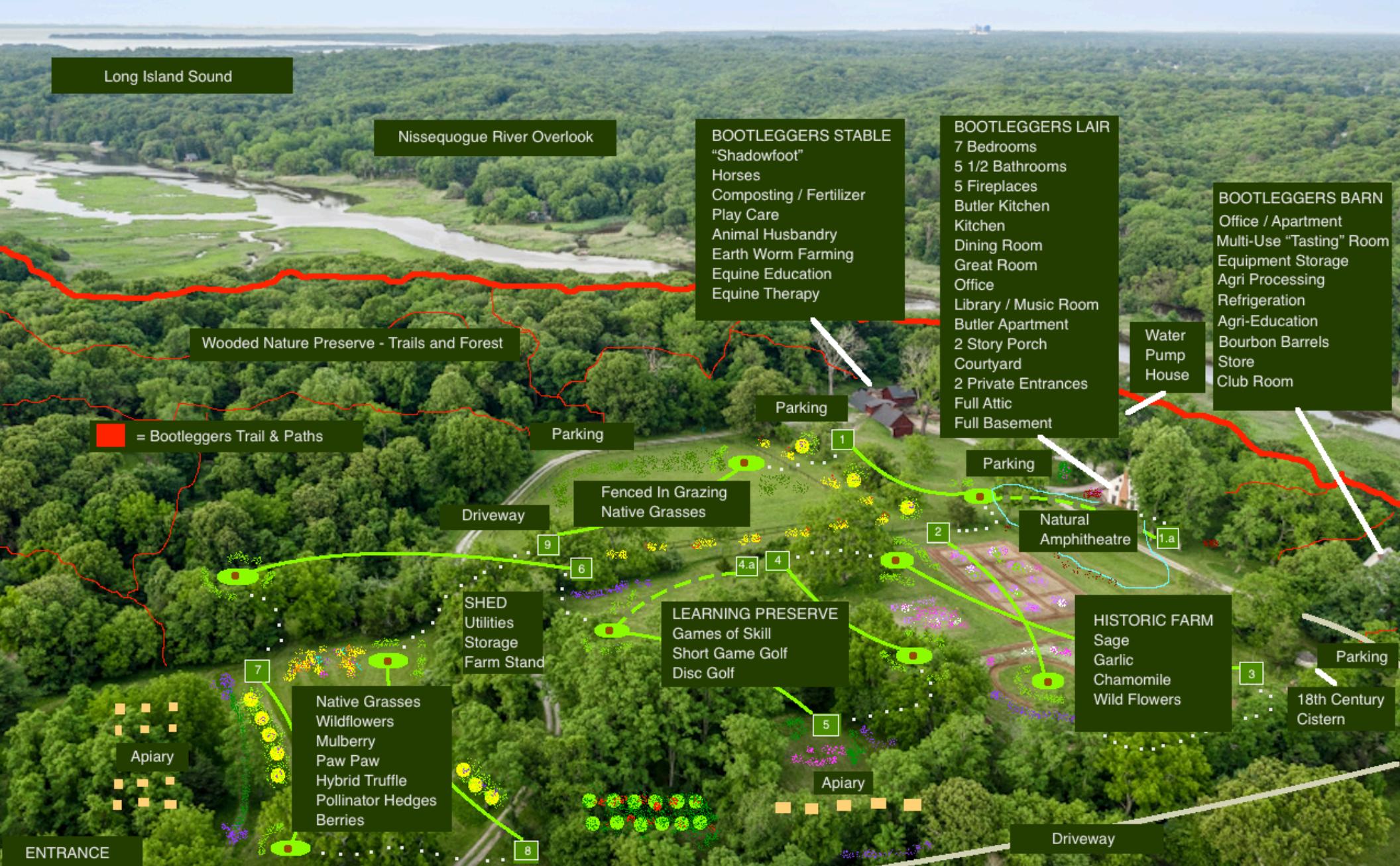




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