

Quiet Creek Stable

3/22/2026

Exclusive Purchase Opportunity for Mary Kate Downes

Proposed Purchase Price: \$1,500,000

This proposal is being shared with you first as a private opportunity before the property is offered to the open market.

The property was appraised for \$2,920,000 in 2023, an appraisal that was commissioned during your prior evaluation of the property.

In consideration of the overall scope of the property—including its improvements, multiple residences, established farm operation, and the opportunity for a future owner to enhance it over time—the entire property, business, and operational assets are being offered at \$1,500,000.

This purchase price includes the real estate, Quiet Creek Stable LLC and its assets, and the equipment necessary to continue operating the farm, as detailed below.

Value Positioning

When considering everything that's included—229+ acres across two states, multiple residences, full equestrian facilities, an established farm operation, and all of the equipment and assets needed to run it—this is a property that doesn't typically come to market at this price point. The structure of the offering allows for immediate continuation of the farm while also giving the next owner the ability to make improvements over time and shape it to their own vision. The property is being offered in its current state, with the price already reflecting that.

This is being shared with you first before the property is offered more broadly. The intention is to give you the opportunity to move forward on these terms, with the hope of seeing the farm continue as it currently operates and preserving what it is today.

Property Overview

Total Acreage: 229.85 acres (per tax records)

New York – 140 Acres

- 2.48 acres – Rutherford Road
- 7.54 acres – Route 94 & Barrett Road (325 Route 94 S, Warwick NY 10990)
- 3–4 bedroom, 1 bath home (1700s origin, later additions)
- Main House – 5 bed / 3 bath with 2 bed / 1 bath apartment
- Pole Barn – 40' x 60' (concrete floor)
- Spring House – water supply to barns
- Run-in Shed

New Jersey – 89.85 Acres (95.758 farmland assessed)

- 26.09 acre parcel – 552 Route 94, Vernon NJ
- 2 bedroom, 1 bath home (built 1918)
- Main Barn – 29 stalls, indoor arena, hay storage
- Small Barn – 4 stalls, workshop, storage
- Hay Barn – round bale storage

Included in the Purchase – Business & Equipment

Horses & Farm Assets

- 6 Horses – Bo, Bodie, Dakota, Layla, Princeton, Mia
- All tack, including saddles, bridles, blankets, and related equipment
- 8 round bale hay rings
- 6 one-hundred-gallon water tubs
- All items currently used to operate Quiet Creek Stable are included
- Kings 2 Horse trailer
- 2000 Mitsubishi Fuso Dump Body Dump Truck (titled & Registered to Quiet Creek Stable)

Equipment Personally Owned by Michael Hoffmann (Included)

Tractors

- John Deere 2955
- John Deere 2950
- New Holland TN65

Hay Equipment

- John Deere S250 mower/conditioner (approx. \$19,000 loan balance)
- John Deere 970 mower/conditioner
- John Deere 338 square baler
- John Deere 459 round baler
- H&S hay rake
- John Deere 660 hay rake
- Hay tedder
- Hay Wagons

Additional Equipment

- 7-foot heavy duty rotary mower
- 61" Frontier FL1061 flail mower (new 2025)
- Dump Trailer

Operational Transition Opportunity

- Farm management through July 1, 2026 (negotiable)
- Hay operations through 2026 season (negotiable)
- Boarding agreements provided
- Business structure overview
- Operational guidance

Transition Living Arrangement

- Main house vacated
- Stone Cottage occupancy, rent- free, through hay season + 60 days (if remaining for hay season)
- Pole barn storage use during that time

Intent

The goal is to see the property transition to its next owner in a way that maintains its current operation and preserves its character.

This is being presented as a private opportunity prior to being offered on the open market.