



20 Payne Street, Hamilton, NY





THE OPPORTUNITY

This beautifully maintained historic house built in 1885 is a grand, three-story residence that seamlessly blends timeless elegance with modern comfort. With five spacious bedrooms and 3.5 bathrooms, this home is perfect for those who appreciate classic architectural details and luxurious living.

The exterior, perched on an oversized corner lot, exudes charm with its original façade, surrounded by lush landscaping. Inside, the home boasts rich base and crown moldings that add a touch of sophistication to every room. The main floor features a formal dining room, perfect for hosting elegant dinners, and a cozy living area with two fireplaces, creating warm and inviting spaces.

The kitchen is complemented by a butler's pantry, ideal for entertaining, while the library stands out with custom cherry wood built-in cabinets and shelving, offering a serene retreat for reading or working. The five bedrooms, spread across the upper floors, provide ample space for family and guests, with the master suite featuring an ensuite bathroom.

The property also includes a two-car attached garage and a separate two-story barn, offering endless possibilities for storage, or workshops. This historic gem, with its exquisite details and well-preserved charm, is a rare find, offering a unique blend of history, luxury, and practicality.



5 Bedrooms



3.5 Bathrooms



4,648 SF,
excludes
basement and
3rd floor



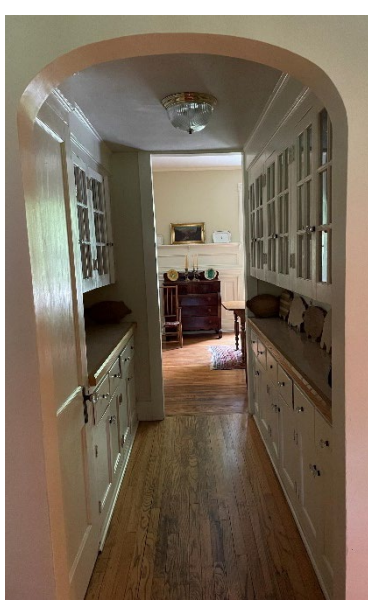


Large yard and covered decks



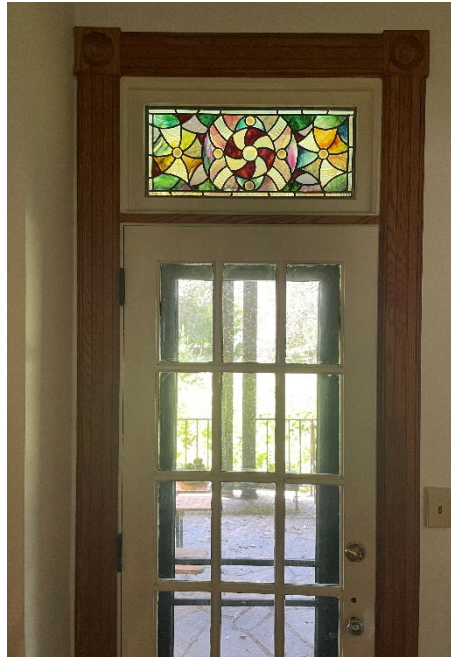
Living Room and Formal Dining Room

Kitchen and Butler Pantry





Historic base and crown moldings with multiple stained-glass windows

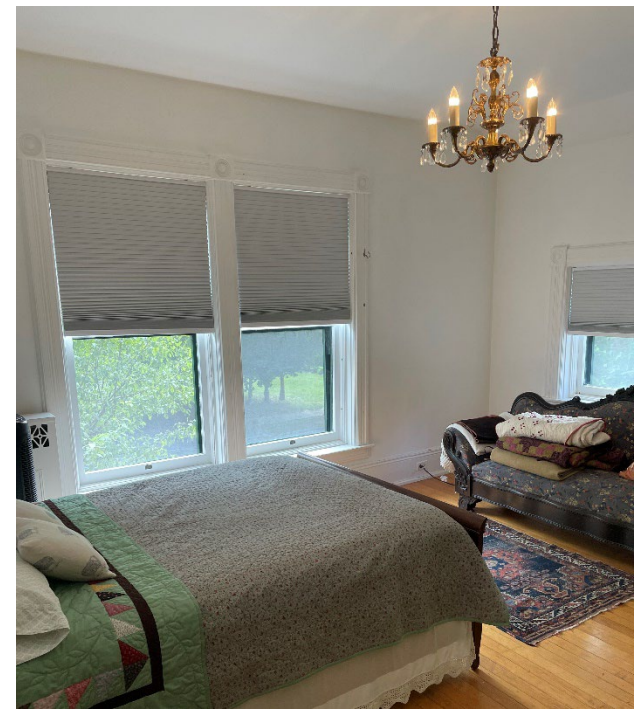


3.5 Bathrooms



1st Floor Laundry

5 Bedrooms with 9-foot ceilings and cedar lined closets in all bedrooms



Custom cherry wood cabinetry in library



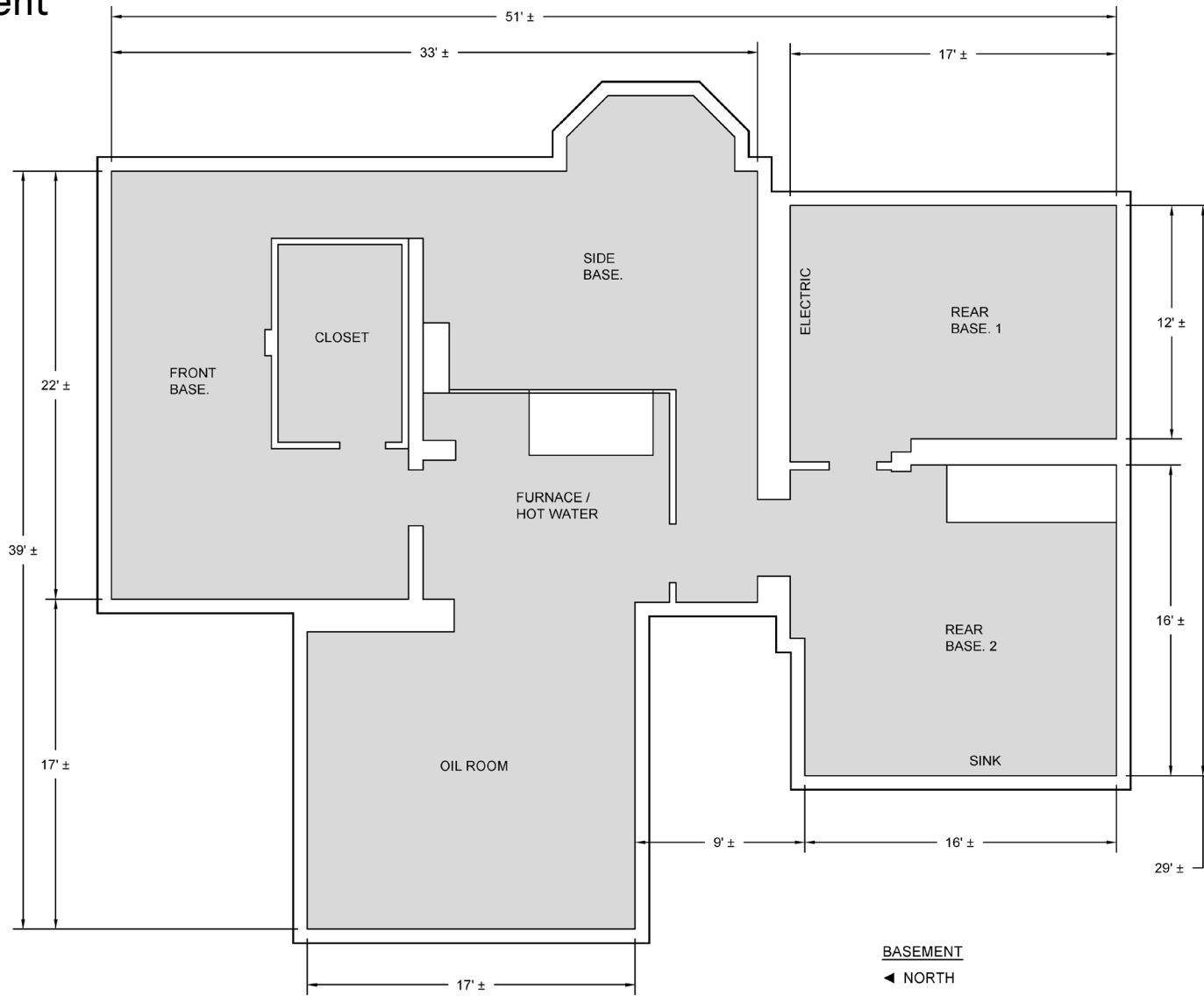
Two fireplaces on the 1st floor



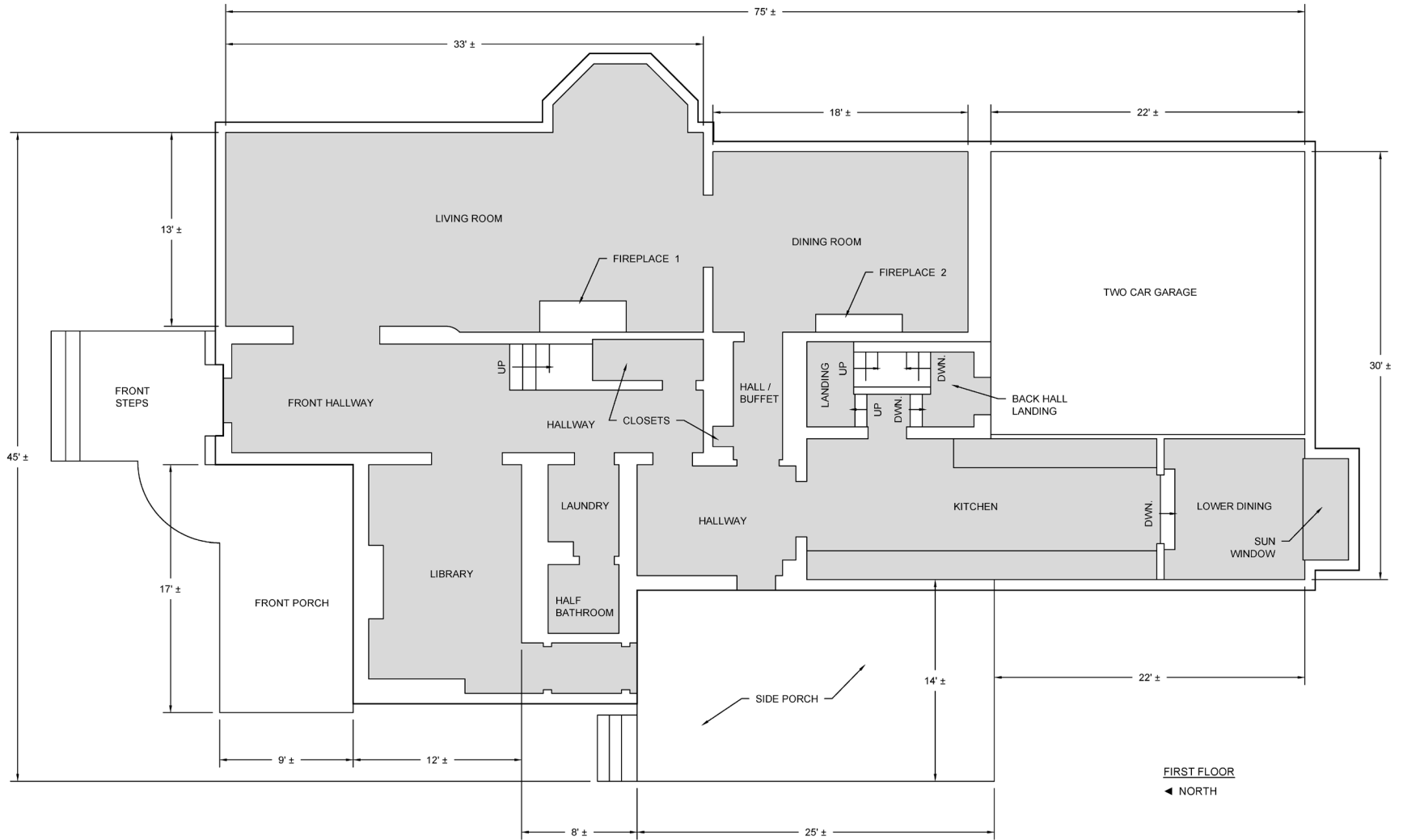
Two-story barn with electricity



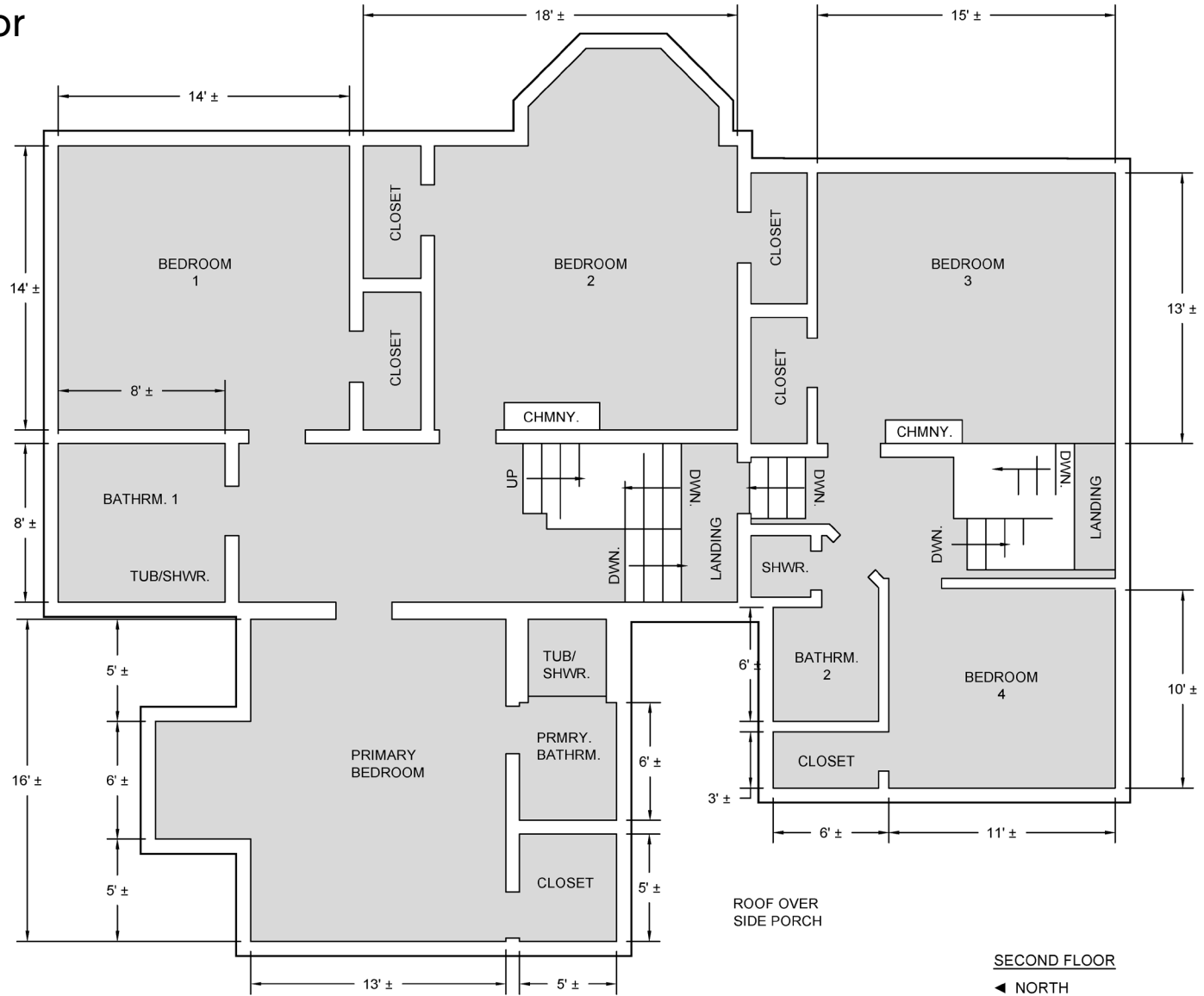
Basement



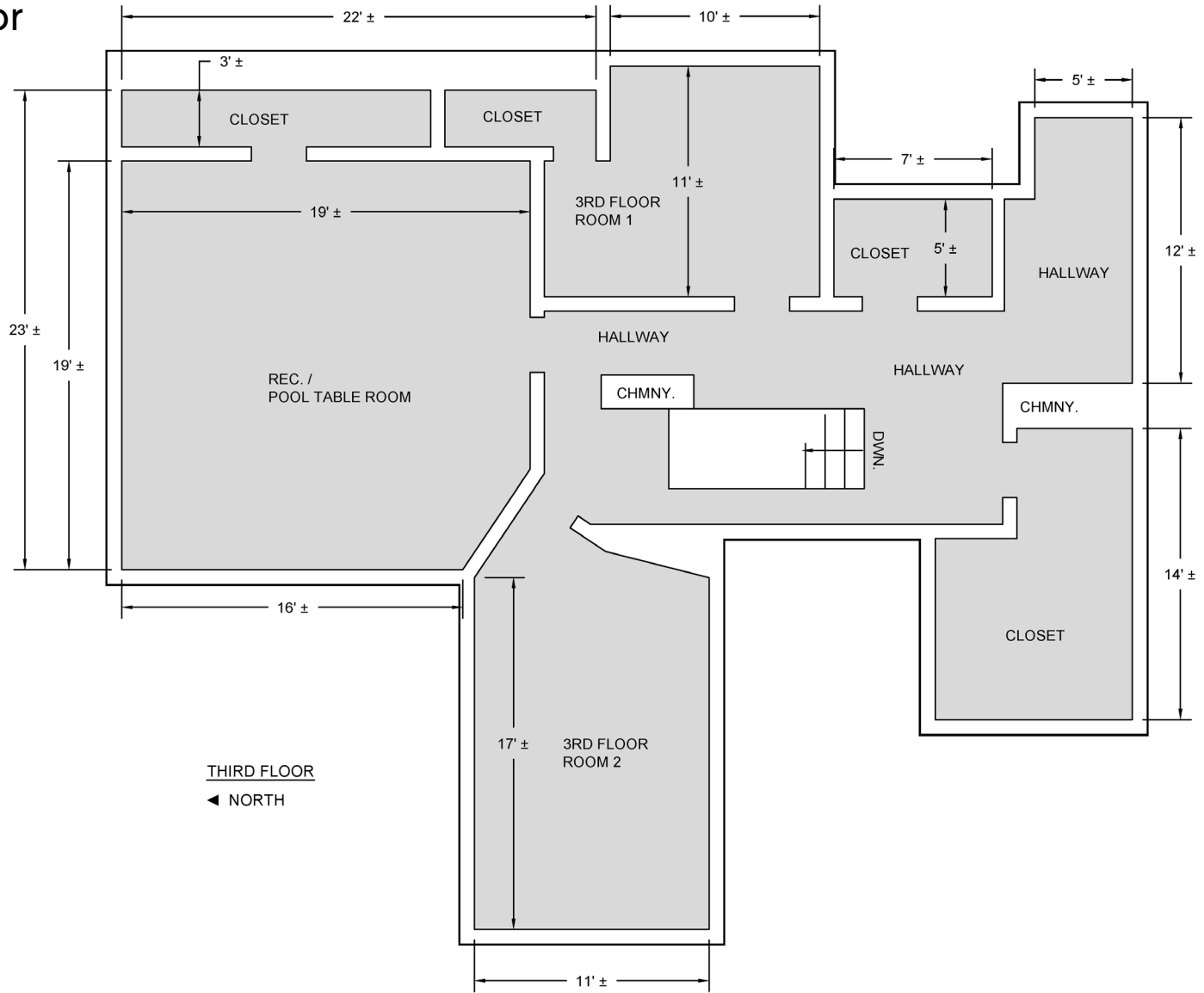
1st Floor



2nd Floor



3rd Floor



THIRD FLOOR
◀ NORTH

Downtown Hamilton, NY

0.25 Mile Radius



Seven Oaks Golf Course

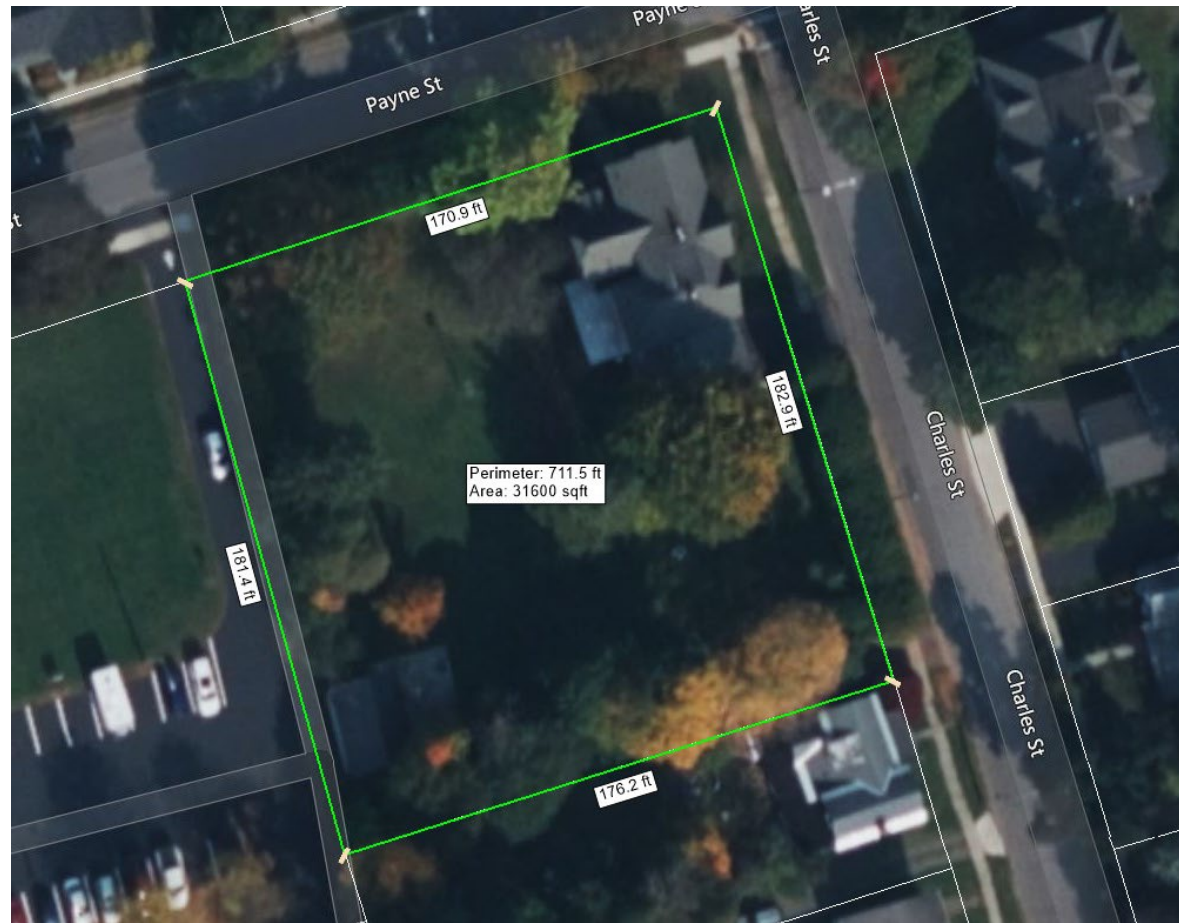


1.1 miles south of the subject

0.3 miles

Property Parcel Details

Parcel# 253203 168.28-1-52
Land Area: 32,234 SF (0.74 Acres)



POPULATION & DEMOGRAPHICS

5-mile Radius of 20 Payne Street



2024 Population
5,316



Annual Growth
0.1%



Median HH
Income \$66,250



Median Home
Value \$243,506

Source: CoStar

Population

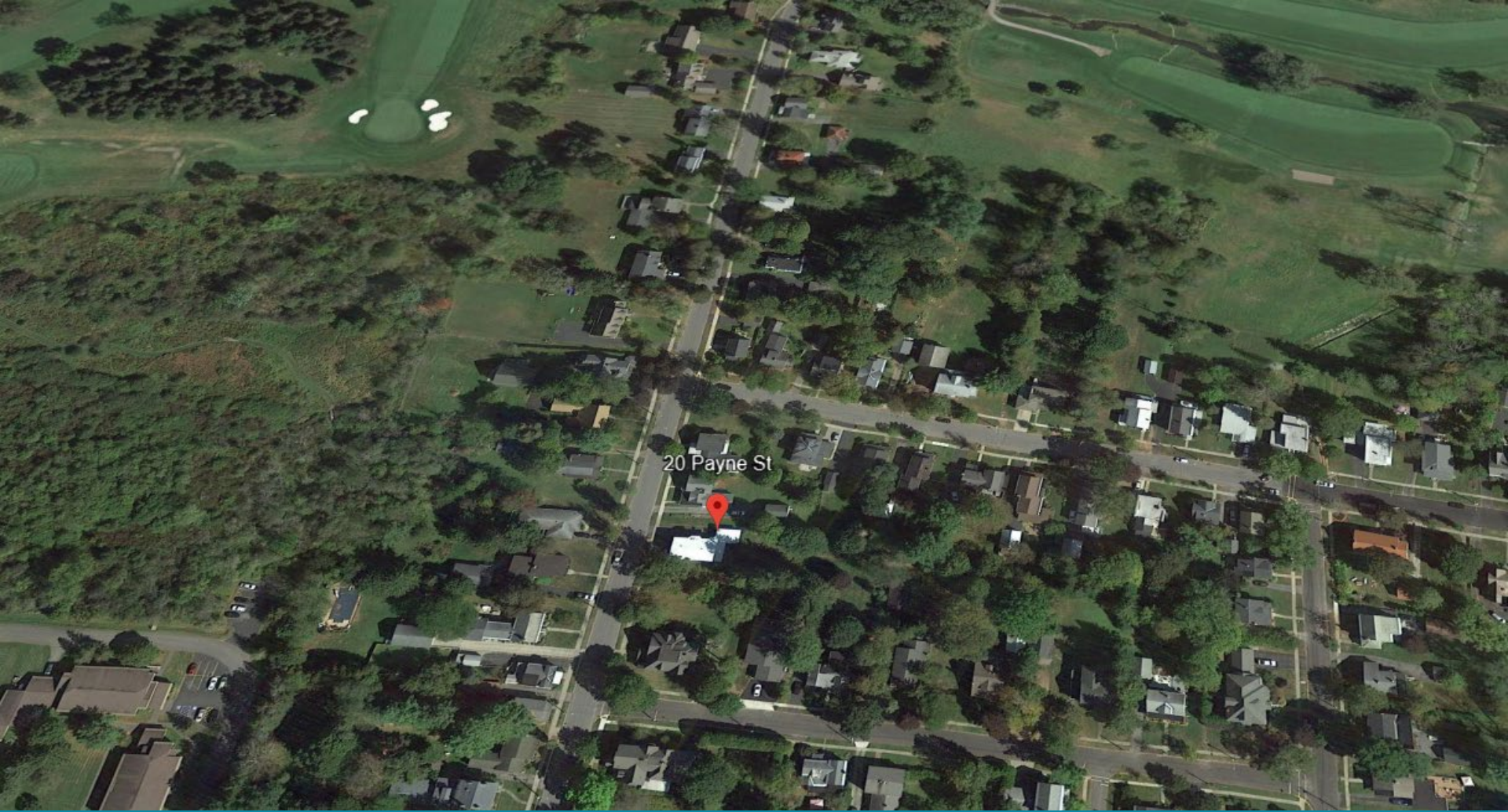
	2 mile	5 mile	10 mile
2020 Population	5,300	9,355	20,905
2024 Population	5,316	9,207	20,074
Annual Growth 2020-2024	0.1%	-0.4%	-1.0%
Median Age	25.3	29.2	34.9
Ave Household Size	2.2	2.3	2.4

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$243,506	\$202,765	\$161,538

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$95,682	\$89,337	\$80,762
Median Household Income	\$66,250	\$62,625	\$59,893



DISCLAIMER & CONTACT INFORMATION



Disclaimer

Fred Stevens, as Chapter 11 trustee (the “Trustee”) of M. Burton Marshall, (the “Debtor”), U.S. Bankruptcy Court District of Northern District of New York Case No 23-23-60263 (“Bankruptcy Court”), has retained Keen-Summit Capital Partners LLC (“Keen”), as its exclusive real estate broker for the sale (the “Transaction”) of the real estate assets including 20 Payne Street, Hamilton, NY (the “Property”). The sale of the Property is subject to approval by the Bankruptcy Court.

By receiving this Information Memorandum and/or participating in the sale process and/or contacting Debtor and/or Keen, you agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Keen and do not participate in the sale.

In connection with your request for information (“Information”) related to the Property and your interest in consummating a Transaction, the Debtor hereby agrees to disclose information to you (“Prospect”) and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information has been prepared:
 - a) for informational purposes only,
 - b) from materials supplied by the Debtor, local municipalities and other sources deemed reliable, and
 - c) to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Keen has not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.
3. Although the Debtor and Keen will endeavor for the Information to contain data which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the definitive purchase agreement to be entered into between the Debtor and Prospect in connection with a Transaction, none of the Debtor, Keen or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
 - a) have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
 - b) shall have any liability whatsoever to Prospect or any of Prospect’s representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Debtor, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in a definitive purchase agreement, subject to such limitations and restrictions as may be specified therein.

Disclaimer

5. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and the Debtor unless and until Prospect and the Debtor execute and deliver a final definitive agreement relating thereto (a “Transaction Agreement”) that is approved by the Bankruptcy Court, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Debtor shall have executed and delivered a Transaction Agreement. Prospect also agrees that unless and until Prospect and the Debtor shall have executed and delivered a Transaction Agreement, neither Prospect nor the Debtor will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Debtor reserves the right, in its sole discretion, to reject any and all proposals made by Prospect or Prospect’s representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Debtor shall be free to establish and change any process or procedure with respect to a Transaction as the Debtor in its sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
6. Prospect warrants and represents that it is a principal acting on its own behalf, and not as a broker, finder or agent acting on another’s behalf. Prospect acknowledges that it will not look to the Debtor and/or Keen and their respective Representatives for the payment of any fee or commission. Prospect hereby agrees to indemnify, defend and hold Debtor and Keen and their respective Representatives harmless from and against any and all claims, damages, losses and liabilities, costs and expenses (including reasonable attorneys’ fees and disbursements) arising out of any claim or claims by any broker, finder or similar agent for commissions, fees or other compensation who allege that they have dealt with the Debtor and/or Keen in connection with the Business as an agent of Prospect. Prospect understands that the Debtor and Keen and their respective Representatives have not agreed to pay any brokerage commissions, finder’s fee or other compensation in connection with Prospect’s possible Transaction. If Prospect is working with a broker or finder other than Keen, Prospect agrees that Prospect shall be responsible for the payment of any fees, if any, to such broker, finder or agent.
7. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the Bankruptcy Court for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sale process, the information, and/or this document, and hereby further irrevocably and unconditionally waives the right to, and agrees not to plead or claim in any such court that any such lawsuit, claim or other proceeding brought in any such court, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sale and/or this document.
8. It is understood that Keen will arrange for appropriate contacts for due diligence purposes. You are expressly directed not to contact the Debtor without prior approval from Keen. All:
 - a) communications regarding a possible Transaction,
 - b) requests for additional information,
 - c) requests for Property inspections,
 - d) discussions regarding making an offer for the Property and/or participating in the sale process, and/or
 - e) discussions or questions regarding procedures in connection with any possible Transaction,must be submitted or directed exclusively to Keen. Neither Prospect nor Prospect’s Representatives will initiate or cause to be initiated any communication with any employee or representative the Debtor without prior approval from Keen.
9. All Transactions are subject to Court approval.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to the Keen persons listed below, as representative of the Seller.

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