



BACK TO NATURE

Open space in the Hamptons has long added to its draw for first and second home buyers. Preserved and protected land helps ensure the area won't be overdeveloped, leaving plenty of sought-after space to enjoy the outdoors both inland and on the shores of the ocean, bays, and harbors. Properties with an agricultural aspect are unique in that you essentially have your own piece of this paradise. September marks the end of summer and the beginning of the harvest season. It is an ideal time to explore what the real estate market has to offer, especially these three properties boasting beautiful open space.

Licensed Associate Real Estate Broker Lori MacGarva with Town and Country Real Estate says clearing restrictions in East Hampton have changed over the years. Property owners can no longer purchase a large lot and simply clear it. There needs to be some type of agricultural aspect and many do not have a residential component attached. Her listing at 181 Middle Highway in East Hampton is a beautiful example of a unique property that is in a residential area and has an agricultural easement attached.

"This lot was so special as it had the ability to build a house and a barn, multiple sheds and also have a pool and/or tennis," MacGarva says of the property deemed as a pastoral oasis on the market for just under \$3 million. "The agricultural easement enables it to have grazing animals and be able to plant crops. It has a 2,400-square-foot barn permit in place with six stalls, wash stall, tack room, grain room, a second-floor loft with bathroom, and a basement under the tack room for mechanicals."

The home has five bedrooms and four-and-a-half bathrooms, and sits on just over five acres. The possibilities here are endless for a family that wants a special place to raise children, or perhaps a horse owner that would like to run it as a private

barn. A buyer could have a small farm, plant grape vines, or simply have a spacious backyard or meadow.

Coming from a multi-generational local family, MacGarva shares a property like this is so important for the community and serves as a reminder of what the area is all about. "When my children were in grade school I would ride my son's horse to the top of the driveway and tie him to the post," she recalls. "David would get off the bus and ride Paco home. The kids on the bus could not believe this and the bus driver asked if David could be dropped off first so all the kids could see his horse. This is the lifestyle my kids grew up in and they could not have been in a better place."

Surrounded on three sides by land that has been farmed by the same two families since the 1600s lies a 6.9-acre estate that is bordered on the fourth side by 360 feet of water frontage on Mecox Bay, offering the utmost privacy. 258 Horsemill Lane in Water Mill is listed by Corcoran Licensed Associate Real Estate Broker Tim Davis who says it is truly a unique property.

"It is unique to have west facing waterfront acreage surrounded by farmland anywhere on Long Island let alone the Hamptons," Davis says of the property on the market for \$32 million. "This, coupled with an amazing shingle style residence built and designed to the highest standard in the Hamptons style. The setting offers utmost privacy with a boat dock on Mecox Bay."

The 12,000-square-foot home has five bedrooms, six-and-a-half bathrooms, and luxury modern amenities that make this estate its own spacious paradise. It took five years to complete the home that showcases the best of those involved



181 MIDDLE HIGHWAY, EAST HAMPTON
LORI MACGARVA, TOWN AND COUNTRY REAL ESTATE



255 HORSEMILL LANE, WATER MILL
TIM DAVIS, CORCORAN GROUP REAL ESTATE

in their respective fields, including Katherine McCoy architect, Men at Work Builders, Quincy Hammond landscape architect, Daniel Romualdez interior design, Torie Burke wall finishes and Donald Kaufman colorist. Davis says the ultimate buyer is a sophisticated one that understands quality and high-style design.

As for the importance of maintaining open space and farmland in the Hamptons, Davis notes it is one of the East End's most important assets. "The farmlands are one of our most valuable natural resources on the East End of Long Island, second only to our bays and ocean," he explains. "I have been selling homes in this market for 38 years and part of the initiative to preserve farmland early on with up zoning and the Nature Conservancy, Town preservation programs and the Peconic Land Trust."

Given the fact that the Hamptons Classic is an annual event a horse farm is one of the most ideal properties

to own in the Hamptons and speaks to an imitable lifestyle many seek. Sotheby's International Realty Associate Broker Dana Trotter says open space and farmland are the very DNA of the Hamptons and create an alluring and charming setting many love. Her listing at 171 Oakview Highway in East Hampton, also known as 80 Dollar Champion, is particularly special to her.

"This horse farm holds a special place in my heart because it's where I began my lifelong equestrian journey, which started when I was only seven, cleaning stalls to pay for riding lessons," Trotter recalls. "Beyond my personal connection to the property, there's the incredible history of Harry de Leyer and Snowman, now the subject of books and a documentary. This horse farm has touched many lives, people and horses, so I hope the next owner appreciates the history and continues the tradition of this magical place."

On the market for \$6.995 million, the 14.8-acre

property features a home with five bedrooms and five bathrooms, one partial bathroom, and a heated pool. On the property is a central stable with 50 10x12-foot stalls, 100x200-foot sand and rubber indoor riding ring with viewing lounge, and two outdoor riding rings measuring 220x200 feet and 120x200 feet.

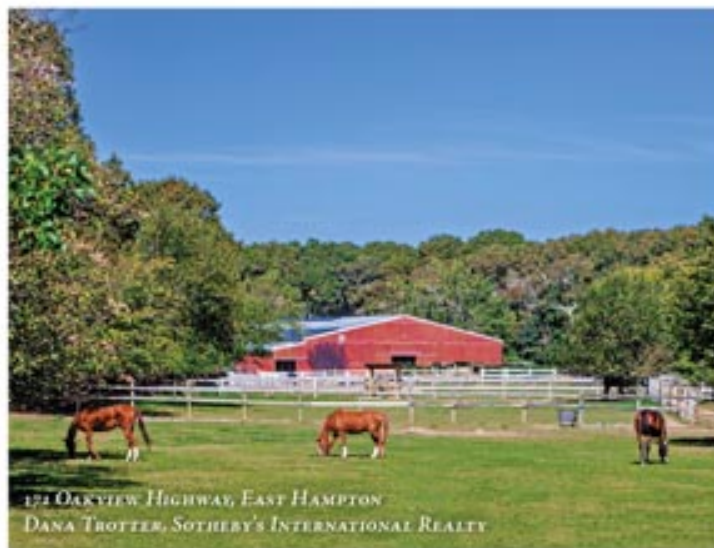
"Many horse farms of this scale are found in rural areas so it's certainly unique to have a 15-acre farm with an indoor ring and two outdoor rings minutes from the world class beaches, shopping, and dining of East Hampton Village," Trotter says.

Each of these properties are unique, each offering something different. What they have in common is expansive land to enjoy the natural beauty of the Hamptons from the comfort of your home – a rarity few other markets can offer.

RACHEL BOSWORTH



181 MIDDLE HIGHWAY, EAST HAMPTON
LORI MACGARVA, TOWN AND COUNTRY REAL ESTATE



171 OAKVIEW HIGHWAY, EAST HAMPTON
DANA TROTTER, SOTHEBY'S INTERNATIONAL REALTY