

BETHEL FARMS LOCALE FLOURISHES WITH YEAR-ROUND ACTIVITY

Sullivan County, NY, July 21, 2008: In the lush, fresh-aired Catskill Mountains, less than two hours from the pulse of New York City, a refreshingly different way of life beckons at Bethel Farms. Marked by an exquisite blend of pristine beauty and vibrancy, Sullivan County is a premier location for a community like Bethel Farms, offering an extraordinary investment opportunity of private, mostly 5+ acre estate homesites.

Charming in its small-town ambience, the region is flourishing with activity, from golf courses and ski areas, to horseback riding, hiking, biking and walking trails. The area also accommodates the interests of buyers who may enjoy fly-fishing, antiquing, boating and equestrian sports. And now there's even something for high-end enthusiasts, with the introduction of the new, elite Monticello Motor Club, a private race club facility designed by racing legend Brian Redman, located just 10 minutes from Bethel Farms. Those living at Bethel Farms will never lack for a choice of diverse recreational activities; unless, of course, they choose a lazy country afternoon respite, which is always a tempting option in a setting this gorgeous.

In spite of the wealth of outdoor activities and surrounding farmland, homeowners at Bethel Farms are never far removed from the refined life. Fine dining is available throughout the region and a slate of world-class performances are presented regularly at the renowned Bethel Woods Center for the Arts, site of the original 1969 Woodstock Festival. The new Bethel Museum is always worth a visit, featuring art exhibitions and an unparalleled homage to the Woodstock experience.

“Bethel Farms truly offers some of New York’s most exquisite land, hand-picked for its striking beauty and exciting atmosphere,” says Sally Ann Cupertino, Sales Manager for the community. “There is so much to do and see up here and we welcome interested buyers and visitors to come see us! Call us and find out when our next pre-concert party is scheduled, before an event at Bethel Woods. Or just let us know when you’re coming up and we’ll be happy to show you around the property. It’s simply breathtaking. We can also arrange to meet you in our Manhattan office, if that’s easier. But you really need to see the land to appreciate all that Bethel Farms has to offer you. There’s no better place for your dreams to land.”

On over 500 acres of unspoiled land, Bethel Farms presents three distinct gated communities, each with its own unique natural vista: lush, wooded land dotted with birch trees and ponds; rolling hills and meadows; or panoramic distant mountain views. Each pristine estate homesite is ingeniously designed to maximize the natural environment. Lot prices start at \$95,000 (at press time), with most lots for sale at under \$200,000 – and with construction costs in the area comparatively modest, the opportunity to create a one-of-a-kind home in a breathtaking natural setting is suddenly an affordable reality.

Bethel Farms is the vision of respected real estate entrepreneur Charles S. Ramat. After three years of meticulous planning and cooperation with supportive local Sullivan County officials, Ramat’s vision for Bethel Farms is now unfolding, close to the quaint communities of Jeffersonville, Callicoon and Livingston Manor. Each custom family estate home may be designed to meet the unique needs and interests of the owners. Common threads of exterior

stone, wood, natural materials and muted earth tones will create a common aesthetic for homes and guest houses, to complement the magnificent environmental setting. Bethel Farms will assist lot owners in locating regional architects and builders to carry out the design and construction of their dream home. Area builders and artisans, familiar with local materials, suppliers and labor, will facilitate development at the owner's schedule, now or in the future.

The communities of Bethel Farms encourage green and sustainable development to meet the needs of each customized home, and the developer will assist those interested in securing available grants for solar, photovoltaic and other innovative or LEED energy features. Respect for the environment, now and in the future, is a central core design standard at Bethel Farms. Committed to maintaining the area's natural beauty and environmental integrity, Bethel Farms Estates creates a community within while connecting to the community beyond, as a continuum of the area's natural setting and habitat.

Don't miss this rare opportunity to own some of New York's most sought-after property and enjoy a new kind of lifestyle, far from the daily rush, in a vibrant, rural setting. For more information, call (845) 794-2333; or visit www.BethelFarmsNY.com.