



**COYOTE MOON VINEYARDS
TURNKEY WINERY, VINEYARD & VENUE
CLAYTON, NY**

Previews:

August 27 | 12pm or By
Appointment

Sealed Bids Due:

By 5pm on September 16

E-mail Bids To:

Michael Foster | mfoster@tranzon.com

Mail Bids To:

Michael Foster, 16 Warren Ave., Kenmore, NY 14217

Property Location:

17371 East Line Road
Clayton, NY 13624

Property #:

AP26056

TRANZON AUCTION PROPERTIES
16 WARREN AVENUE
KENMORE, NY 14217

MICHAEL FOSTER
P: 716-507-9009
MFOSTER@TRANZON.COM



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Michael Foster of Tranzon Auction Properties
(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

☒ Seller as a *(check relationship below)*

☒ Seller's Agent
☐ Broker's Agent

☐ Buyer as a *(check relationship below)*

☐ Buyer's Agent
☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☐ Seller(s):

Date: _____ Date: _____

NOTICE

ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the seller

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

SEALED BIDS DUE: Wednesday, September 16, 2026 by 5:00 p.m.

E-MAIL BIDS TO: Michael Foster | mfooster@tranzon.com

MAIL BIDS TO: Michael Foster, Tranzon Auction Properties, 16 Warren Avenue, Kenmore, NY 14217

PREVIEWS: Thursday, August 27, 2026 | 12:00 p.m. or By Appointment

PROPERTY DESCRIPTION

Coyote Moon Vineyards is offered at auction as a fully turnkey winery and vineyard operation on 24 acres in New York's Thousand Islands region. Established nearly two decades ago, the business has been named New York State Winery of the Year two times and has accumulated more than 1,000 wine competition awards. The sale includes real estate, production equipment, and all associated intellectual property and branding.

Property and facilities include:

- Main winery building, 5,000+ SF, comprising a retail tasting room, barrel and tank rooms, bottling and storage areas, office space, and customer restrooms
- Heated and air-conditioned warehouse, 60' x 100' (6,000 SF)
- Heated machine shop, 30' x 40' (1,200 SF)
- Pole barn, 36' x 80'
- Food service building, 24' x 14', supporting on-site dining and events
- Multiple additional outbuildings for equipment, storage, and vineyard operations
- Large pond on the property

The vineyard comprises 10+ acres of mature, producing cold-hardy varieties including La Crescent, Marquette, Brianna, Frontenac, and Frontenac Gris - grape varieties developed for cold-climate viability and well suited to the region's winters.

Production infrastructure includes a commercial bottling line, a pneumatic press, crusher/destemmer, chiller, plate/frame filter, and supporting laboratory and vineyard equipment. Wine inventory on hand - bottled, barreled, and retail-ready - is available to the high bidder as a separate purchase. A wine inventory list is available upon request.

Beyond wine production, the property operates as an established events and tourism destination, hosting farmers markets, car shows, balloon festivals, and seasonal outdoor gatherings that generate recurring revenue independent of wine sales. Located in New York's Thousand Islands region along the St. Lawrence River, the property sits within reach of Syracuse (approximately 100 miles), Ottawa (approximately 110 miles), and Toronto (approximately 190 miles), drawing from both U.S. and Canadian visitor markets.

This offering combines real estate, production capacity, retail operations, and an established events business under a single, well-documented brand, a rare configuration for a single auction offering.

- **Lot Size:** 24.73± acres
- **Parking:** Paved Lot
- **Additional Notes:** 2 canopies with slab, 3 pole barns, 4 machine sheds

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

BUILDING #1 (WINERY)

- **Building Size:** 2,400± sq. ft.
- **Year Built:** 2003±
- **Stories:** 1

BUILDING #2 (WINERY)

- **Building Size:** 1,440± sq. ft.
- **Year Built:** 2008±
- **Stories:** 1

BUILDING #3 (SMALL RETAIL)

- **Building Size:** 800± sq. ft.
- **Year Built:** 2013±
- **Stories:** 1

BUILDING #4 (WALK-UP OFFICE)

- **Building Size:** 800± sq. ft.
- **Year Built:** 2013±
- **Stories:** 1

MUNICIPAL INFORMATION

- **Parcel ID:** Part of 20.00-1-29.1, Parcel A subdivision
- **Tax Year:** 2026
- **Tax Due Dates:** January 1st
- **Assessed Value:** \$783,900 – **This value includes 146.80+/- acres that are not included in this sale.**
- **Annual Taxes:** Town & County - \$6,065.63 + School - \$5,848.91 = Total - \$11,914.54 – **This amount includes 146.80+/- acres that are not included in this sale.**
- **Water & Sewer:** Private
- **Zoning District:** Per the municipal office, AR District. Please call the Zoning Department at 315-783-4166 to verify.

SUMMARY OF TERMS

Buyer's Premium: Ten percent (10%) of the high bid

Closing: Within forty-five (45) days after effective date. Sold in As-Is condition, no contingencies.

Deposit Amount: \$25,000, in certified funds, to be submitted with sealed bid. Additional deposit of \$100,000 due two (2) business days after seller's acceptance of bid.

Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/AP26056 or call us for details.

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PROPERTY SUMMARY (CONTINUED)

BROKER'S PROCEDURES

Please be advised that prior to showing a purchaser a property: (1) we do not require identification from a prospective purchaser, (2) we do not require a purchaser to sign an exclusive brokerage agreement and (3) we do not require a pre-approval for a mortgage loan in order to show a purchaser properties.

CONTACT

Michael Foster | Broker
Foster Real Estate Inc.
716-507-9009 Office
mfoster@tranzon.com
NY #49F00966562

MUNICIPAL OFFICES

Town of Clayton
Website: <https://townofclaytonny.gov/>
Tel: 315-686-3512

Jefferson County
Website: <https://www.jeffersoncountyny.gov/>
Tel: 315-785-3075

Thousand Islands Central School District
Website: <https://www.1000islandsschools.org/>
Tel: 315-686-5594

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TRANZON AUCTION PROPERTIES' NOTE

Confidential Information:

Financial information pertaining to the subject property is available for your review. Prior to reviewing this Confidential Information you will be required to electronically execute a *Confidentiality Agreement* (**Form**).

In order to access the **Form**, please complete the following steps:

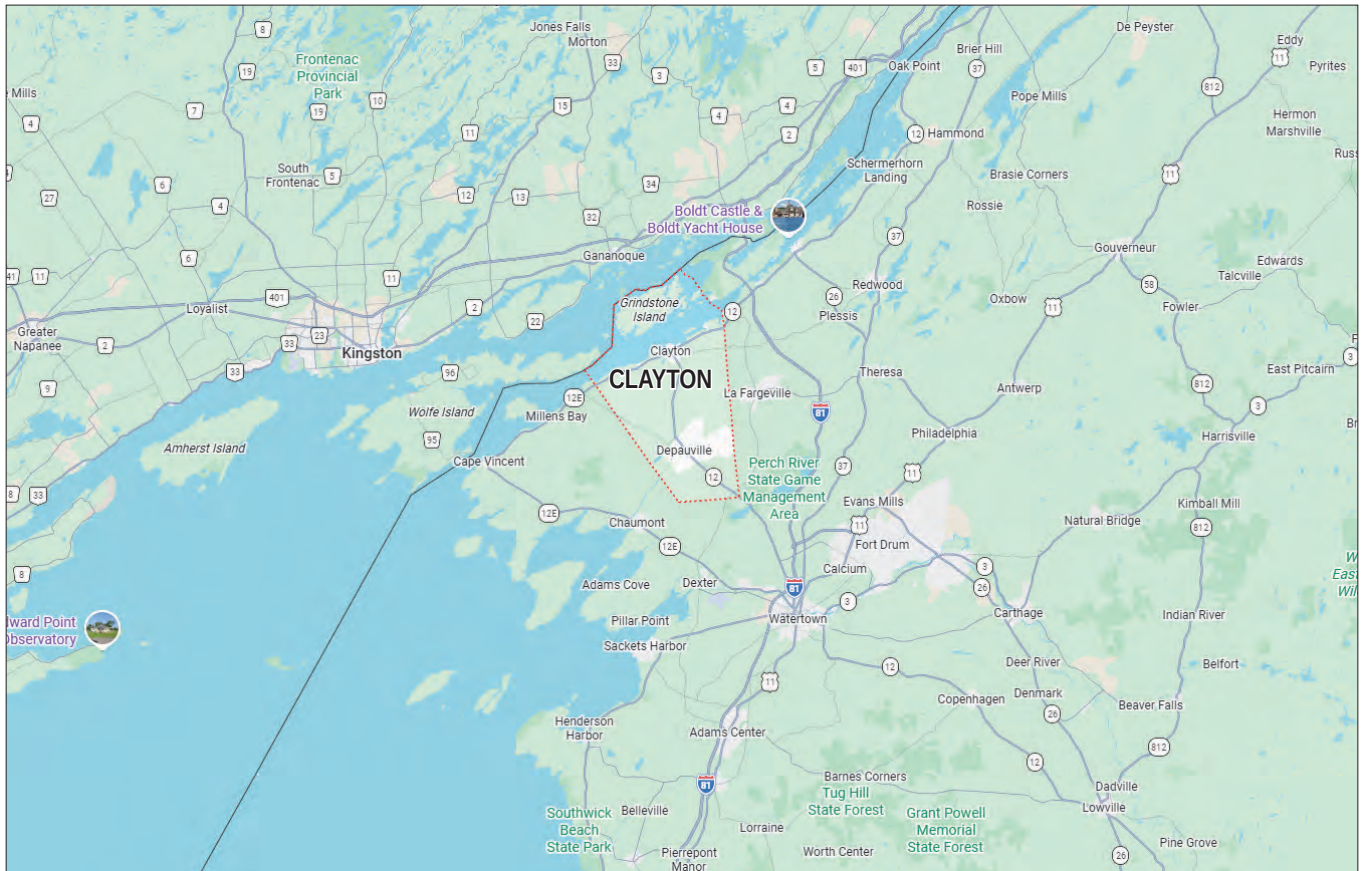
- Please visit the individual property detail page at www.tranzon.com
- Look for the heading titled "DOCUMENTS" and click "Access Property Documents".
- Sign in to your Tranzon account, or create one if you do not have one yet.
- Click a protected document link and you will be prompted to enter your information and acknowledge and accept the terms of the Form.
- Once you accept, the Confidential Information is available for immediate download.
- For a small number of properties, the Form requires approval. In that case your request is submitted for review and you will be emailed a link to the documents once it is approved.



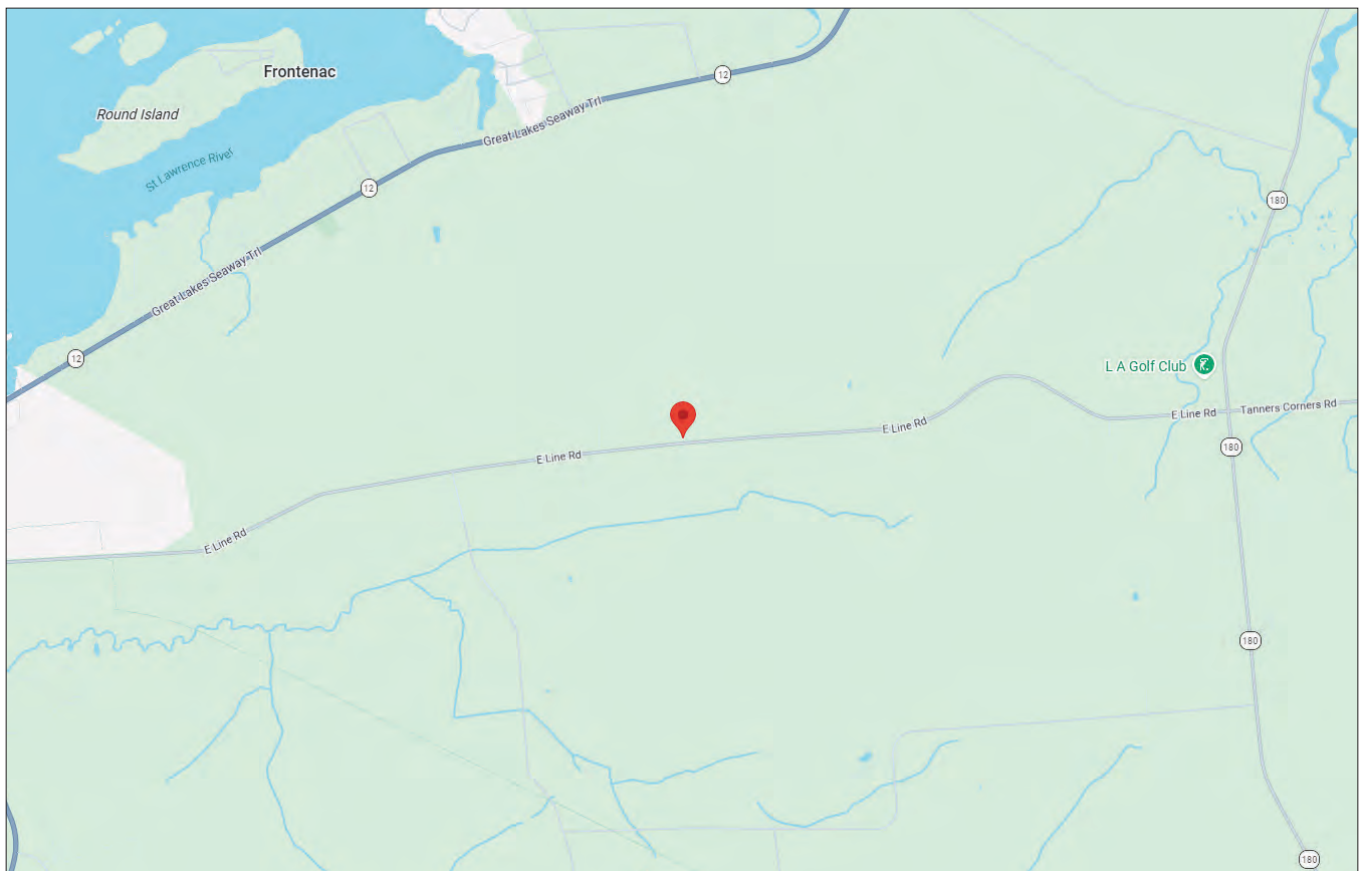




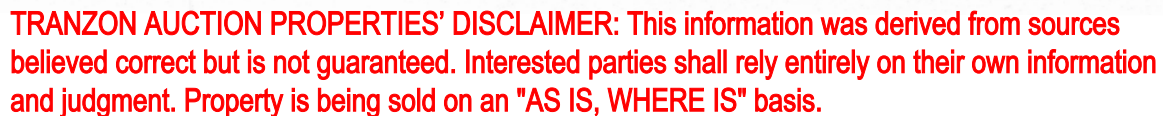
AREA MAP



PROPERTY LOCATION MAP



A larger copy of this plan is available in the Documents section of this property's listing page on Tranzon's website at <https://www.tranzon.com/ap26056>.



JEFFERSON COUNTY, STATE OF NEW YORK
Survey Map Affidavit

For filing Survey Maps at the Jefferson County Clerk's Office:
1 Mylar & 2 paper maps required. **MUST BE ORIGINALS.**
Minimum: 8 1/2" x 11" / Maximum: 34" x 44"

MAP #

9035

DATE FILED: _____

Title of Survey Map Subdivision Map Prepared for Coyote Moon Vineyards, LLC

Property Owner's name at time of filing Coyote Moon Vineyards, LLC

Tax Map # 20.00-1-29.1 Town/Village/City Clayton Acres Involved 24.73

Name of Surveyor LaFave, White & McGivern, LS PC Date of Map 6/17/2025

1. Does this survey map divide an existing parcel? YES ☒ NO ☐
If NO, continue to #4.

2. Is local subdivision approval required? YES ☒ NO ☐
If YES, name of Planning Board Official that signed map:

Name Richard Ingerson

Date of Signature 12/3/2025

3. Does the map create five or more lots that are five acres or less? YES ☐ NO ☒
If YES, NYS Department of Health approval is required prior to filing.

4. Does this map amend or correct a map already on file? YES ☐ NO ☒
If YES, File # or original map: _____

To the best of my knowledge the above information is correct. I hereby represent that if this map divides an existing parcel, I have consulted with the town, city or village clerk and I state that all approvals required by law have been complied with and that the approvals are noted on the survey map. *Notice: In a written statement filed with the County, any person who knowingly makes a false statement which such person does not believe to be true has committed a crime under the laws of New York State punishable as a Class A Misdemeanor (PL Sec. 210.45).*

Signature of Filer:  Date: 12/9/25

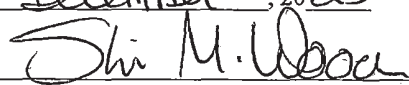
Name of Filer: Mikel R. Johnson

Phone Number: _____ (To receive filed map back.)

State of New York
County of Jefferson

Sworn to before me this 9 day of

December, 2025

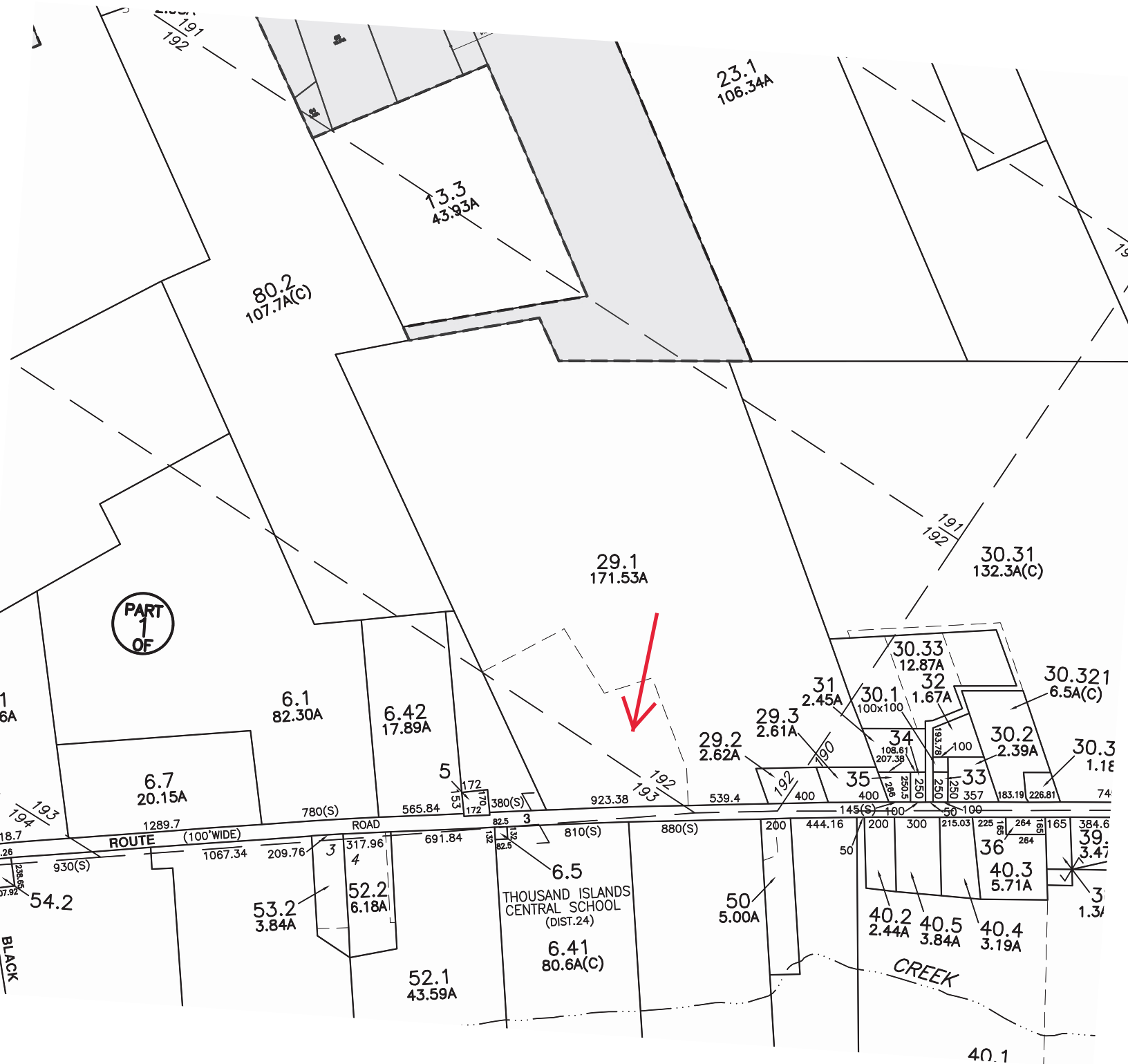


Notary Public

Sheila M. Woodward
Notary Public, State of New York
No. 01WO6161397
Qualified in Jefferson County
Commission Expires Feb. 26, 2027

Portion of Tax Map 20.00

Tranzon Auction Properties' Note: Property being offered (24.73+/- acres with buildings) is a portion of Tax Lot 29.1 that consists of 171.53+/- acres. The 24.73+/- acres are shown on the map as the area within the dotted lines. The remaining **146.80+/- acres part of Tax Lot 29.1 is not included in this sale.** The parcel being sold is identified as Lot A on a subdivision map dated June 17, 2025 prepared for Coyote Moon Vineyards, LLC.



Jefferson County, NY

Tranzon Auction Properties' Note: This property tax card includes an assessment for 171.53 acres. **146.80+/- acres of this land is not included in this sale.** The sale includes 24.73+/- acres with winery buildings. The parcel being sold is identified as Lot A on a subdivision map dated June 17, 2025 prepared for Coyote Moon Vineyards, LLC.

Property



Property Address: 17371 Co Rte 3

Municipality: Town of Clayton

Tax ID: 20.00-1-29.1

Summary



July 2026

SWIS	223289
Status	Active
Roll Section	Taxable
Property Class	152 - Vineyard
Ownership Code	
In Ag District	Yes
Zoning	
Neighborhood	32015 Rural Comm
School District	Thousand Islands
Property Description	
Total Acreage/Size	171.53
Deed Book	2011
Deed Page	3943
Grid East	967060
Grid North	1546378

[View Map](#)

Owners

Coyote Moon Vineyards LLC
P.O. Box 497
Clayton, NY 13624

Valuation

Assessed Year	2026	2025
Equalization Rate	89.00%	96.00%
Land Assessment	\$232,800	\$232,800
Total Assessment	\$783,900	\$783,900
Full Market Value	\$880,787	\$816,563

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD322 - Clayton Fire Dist		0	0%	\$0
2026	AD002 - North Ag Dist		0	0%	\$0
2026	AM321 - Clayton Ambulance		0	0%	\$0
2026	HD321 - Clayton Cons Health		0	0%	\$0
2025	FD322 - Clayton Fire Dist		0	0%	\$0
2025	AD002 - North Ag Dist		0	0%	\$0
2025	AM321 - Clayton Ambulance		0	0%	\$0
2025	HD321 - Clayton Cons Health		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Primary	3 acres
Com 1	Tillable	12 acres
Com 1	Pasture	86.53 acres
Com 1	Woodland	51 acres
Com 1	Wetland	3.5 acres
Com 1	Vineyard	15.5 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
3/22/2011	\$0	152 - Vineyard	Land Only	Randazzo, Philip	No	No	No	2011 / 3943

Historic Deed

Book/Page	Prior Printkey
2011 / 3943	
	20.00-1-29
1789 / 347	
1786 / 310	

Inventory

Site	Com 1	Overall Grade	Average
Overall EFF Year Built	2003	Overall Desirability	Superior
Overall Condition	Normal		

Commercial Buildings

Site	Com 1	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average

Alarm %	0	Gross Floor Area	2,400
Elevators	0	Stories	1
Basement Type		Nbr Identical Bldgs	1
Year Built	2003		

Site	Com 1	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	800
Elevators	0	Stories	1
Basement Type		Nbr Identical Bldgs	1
Year Built	2013		

Site	Com 1	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	800
Elevators	0	Stories	1
Basement Type		Nbr Identical Bldgs	1
Year Built	2013		

Site	Com 1	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	1,440
Elevators	0	Stories	1
Basement Type		Nbr Identical Bldgs	1
Year Built	2008		

Utilities

Site	Com 1	Water Supply	Private
Sewer Type	Private	Utilities	Gas

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Winery	3,840	0
Com 1	Small retail	800	0
Com 1	Walk-up off	800	0

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Com 1	Canpy-w/slab	24 x 30	Average	Normal	2013
Com 1	Barn-pole	60 x 100	Average	Normal	2010
Com 1	Barn-pole	30 x 40	Average	Normal	2015
Com 1	Barn-pole	40 x 80	Average	Normal	2022
Com 1	Shed-machine	12 x 22	Economy	Normal	2020
Com 1	Shed-machine	10 x 12	Average	Normal	2022
Com 1	Shed-machine	18 x 24	Average	Normal	2018
Com 1	Shed-machine	8 x 20	Average	Normal	2019
Com 1	Canpy-w/slab	8 x 20	Average	Normal	2019
Com 1	Pavng-asphlt	10432 sq ft	Average	Normal	2006
Com 1	Porch-coverd	352 sq ft	Average	Normal	2013

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
⊕ 2026	County	\$6,065.63	\$783,900.00	\$816,563.00	96.00%	1
⊕ 2025	School	\$5,848.91	\$783,900.00	\$816,563.00	96.00%	1
⊕ 2025	County	\$8,426.93	\$783,900.00	\$816,563.00	96.00%	1
⊕ 2024	School	\$5,981.14	\$783,900.00	\$816,563.00	96.00%	1
⊕ 2024	County	\$10,799.86	\$783,900.00	\$783,900.00	100.00%	1
⊕ 2023	School	\$5,228.79	\$783,900.00	\$783,900.00	100.00%	1
⊕ 2023	County	\$7,656.99	\$416,000.00	\$495,238.00	84.00%	1
⊕ 2022	School	\$4,530.06	\$416,000.00	\$495,238.00	84.00%	1
⊕ 2022	County	\$4,137.17	\$416,000.00	\$424,490.00	98.00%	1
⊕ 2021	School	\$4,446.25	\$416,000.00	\$424,490.00	98.00%	1
⊕ 2021	County	\$3,166.75	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2020	School	\$3,401.31	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2020	County	\$2,167.10	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2019	School	\$2,222.84	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2019	County	\$2,130.04	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2018	School	\$2,203.20	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2018	County	\$2,068.13	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2017	School	\$2,190.20	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2017	County	\$2,011.48	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2016	School	\$2,138.06	\$416,000.00	\$416,000.00	100.00%	1
⊕ 2016	County	\$1,677.71	\$380,000.00	\$380,000.00	100.00%	1
⊕ 2015	School	\$1,766.50	\$380,000.00	\$380,000.00	100.00%	1
⊕ 2015	County	\$1,067.28	\$320,000.00	\$320,000.00	100.00%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Taxable Values

Tax Year	2026	2025
County Taxable	\$783,900	\$783,900
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$783,900	\$783,900
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$783,900	\$783,900
School Taxable Exemptions	\$0	\$0

Payment Status

Tax Year (click for detail)	Assessment	Calculation Base	Bill Date	Payment Due Date	Payment Status
⊕ 2026 TOWN/COUNTY TAX	\$783,900.00	\$6,065.63	06/01/2026	02/02/2026	Paid
⊕ 2026 TOWN/COUNTY TAX	\$783,900.00	\$6,065.63	03/31/2026	02/02/2026	Paid
⊕ 2026 TOWN/COUNTY TAX	\$783,900.00	\$6,065.63	02/02/2026	02/02/2026	Paid
⊕ 2026 TOWN/COUNTY TAX	\$783,900.00	\$6,065.63	12/09/2025	02/02/2026	Unknown
⊕ 2025 SCHOOL TAX	\$783,900.00	\$5,848.91	08/19/2025	10/01/2025	Paid
⊕ 2025 TOWN/COUNTY TAX	\$783,900.00	\$8,426.93	05/30/2025	01/31/2025	Paid
⊕ 2025 TOWN/COUNTY TAX	\$783,900.00	\$8,426.93	03/31/2025	01/31/2025	Paid
⊕ 2025 TOWN/COUNTY TAX	\$783,900.00	\$8,426.93	01/31/2025	01/31/2025	Paid

⊕ 2025 TOWN/COUNTY TAX	\$783,900.00	\$8,426.93	12/10/2024	01/31/2025	Unknown
⊕ 2024 SCHOOL TAX	\$0.00	\$5,981.14	11/30/2024		Relevied
⊕ 2024 SCHOOL TAX - 2 inst	\$783,900.00	\$5,981.14	11/29/2024	10/03/2024	Bundled
⊕ 2024 SCHOOL TAX - 2 inst	\$783,900.00	\$5,981.14	10/31/2024	10/03/2024	Paid
⊕ 2024 SCHOOL TAX - 2 inst	\$783,900.00	\$5,981.14	10/03/2024	10/03/2024	Paid
⊕ 2024 SCHOOL TAX - 2 inst	\$783,900.00	\$5,981.14	08/20/2024	10/03/2024	Unknown
⊕ 2024 TOWN/COUNTY TAX	\$783,900.00	\$10,799.86	05/31/2024	02/02/2024	Paid
⊕ 2024 TOWN/COUNTY TAX	\$783,900.00	\$10,799.86	03/29/2024	02/02/2024	Paid
⊕ 2024 TOWN/COUNTY TAX	\$783,900.00	\$10,799.86	02/02/2024	02/02/2024	Paid
⊕ 2024 TOWN/COUNTY TAX	\$783,900.00	\$10,799.86	01/03/2024	02/02/2024	Unknown
⊕ 2023 SCHOOL TAX	\$0.00	\$5,228.79	11/30/2023		Relevied
⊕ 2023 SCHOOL TAX	\$783,900.00	\$5,228.79	08/15/2023	10/02/2023	Bundled
⊕ 2023 TOWN/COUNTY TAX	\$416,000.00	\$7,656.99	06/01/2023	02/01/2023	Paid
⊕ 2023 TOWN/COUNTY TAX	\$416,000.00	\$7,656.99	03/31/2023	02/01/2023	Paid
⊕ 2023 TOWN/COUNTY TAX	\$416,000.00	\$7,656.99	02/01/2023	02/01/2023	Paid
⊕ 2023 TOWN/COUNTY TAX	\$416,000.00	\$7,656.99	12/13/2022	02/01/2023	Unknown
⊕ 2022 SCHOOL TAX	\$0.00	\$9,060.12	11/30/2022		Relevied
⊕ 2022 SCHOOL TAX	\$416,000.00	\$4,530.06	11/30/2022	09/30/2022	Bundled
⊕ 2022 SCHOOL TAX - 2 inst	\$416,000.00	\$4,530.06	10/31/2022	09/30/2022	Bundled
⊕ 2022 SCHOOL TAX	\$416,000.00	\$4,530.06	09/30/2022	09/30/2022	Paid
⊕ 2022 SCHOOL TAX	\$416,000.00	\$4,530.06	08/16/2022	09/30/2022	Unknown
⊕ 2022 TOWN/COUNTY TAX	\$416,000.00	\$4,137.17	05/31/2022	02/01/2022	Paid
⊕ 2022 TOWN/COUNTY TAX	\$416,000.00	\$4,137.17	03/31/2022	02/01/2022	Paid
⊕ 2022 TOWN/COUNTY TAX	\$416,000.00	\$4,137.17	02/01/2022	02/01/2022	Paid
⊕ 2022 TOWN/COUNTY TAX	\$416,000.00	\$4,137.17	12/14/2021	02/01/2022	Unknown
⊕ 2021 SCHOOL TAX	\$416,000.00	\$4,446.25	11/30/2021	09/30/2021	Paid
⊕ 2021 SCHOOL TAX	\$416,000.00	\$4,446.25	10/29/2021	09/30/2021	Paid
⊕ 2021 SCHOOL TAX	\$416,000.00	\$4,446.25	09/30/2021	09/30/2021	Paid
⊕ 2021 SCHOOL TAX	\$416,000.00	\$4,446.25	08/17/2021	09/30/2021	Unknown
⊕ 2021 TOWN/COUNTY TAX	\$416,000.00	\$3,166.75	05/31/2021	02/01/2021	Paid
⊕ 2021 TOWN/COUNTY TAX	\$416,000.00	\$3,166.75	03/31/2021	02/01/2021	Paid
⊕ 2021 TOWN/COUNTY TAX	\$416,000.00	\$3,166.75	02/01/2021	02/01/2021	Paid
⊕ 2021 TOWN/COUNTY TAX	\$416,000.00	\$3,166.75	12/08/2020	02/01/2021	Unknown
⊕ 2020 SCHOOL TAX	\$416,000.00	\$3,401.31	11/30/2020	09/30/2020	Paid
⊕ 2020 SCHOOL TAX	\$416,000.00	\$3,401.31	10/30/2020	09/30/2020	Paid
⊕ 2020 SCHOOL TAX	\$416,000.00	\$3,401.31	09/30/2020	09/30/2020	Paid
⊕ 2020 SCHOOL TAX	\$416,000.00	\$3,401.31	08/18/2020	09/30/2020	Unknown
⊕ 2020 TOWN/COUNTY TAX	\$416,000.00	\$2,167.10	05/29/2020	01/31/2020	Paid
⊕ 2020 TOWN/COUNTY TAX	\$416,000.00	\$2,167.10	03/31/2020	01/31/2020	Paid
⊕ 2020 TOWN/COUNTY TAX	\$416,000.00	\$2,167.10	01/29/2020	01/31/2020	Paid
⊕ 2020 TOWN/COUNTY TAX	\$416,000.00	\$2,167.10	12/10/2019	01/31/2020	Unknown

Tax Bills - Town/County

Tax Bills - School

Photos



July 2026



July 2026



July 2026



July 2026



July 2026





No data available for the following modules: Comparable Search (Res), Assessment Sales Analysis Program, Additional Parcels Involved in Sale, Residential Buildings, Exemptions, Documents, Tax Bills - Village.

[User Privacy Policy](#), [GDPR Privacy Notice](#)
[Last Data Upload: 8/14/2026, 9:07:50 PM](#)

TOWN OF CLAYTON
PO BOX 379
CLAYTON, NY 13624
315-686-3512



*223289 20.00-1-29.1 321957
Coyote Moon Vineyards LLC
PO Box 497
Clayton, NY 13624

**2026 TOWN/COUNTY TAX
TOWN OF CLAYTON**

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	321957	1518	1 OF 1	1	
FISCAL YEAR			WARRANT DATED		SWIS CODE
1/1/2026 - 12/31/2026			12/9/2025		223289
ESTIMATED STATE AID					
CNTY	53,066,157			SEE REVERSE SIDE FOR MORE INFORMATION	
TOWN	527,932				
FOR YOUR INFORMATION					

VIEW/PRINT TAX BILL ONLINE
HTTP://JEFFERSON.SDGNYS.COM
TOWN ONLY ACCEPTS FULL PAYMENTS & 1ST INSTALLMENTS
SEE PAGE 2 FOR DETAILS
AFTER MARCH 12 2026, UNPAID TAXES ARE RETURNED TO
THE COUNTY TREASURER W/ADDTL INTEREST & PENALTIES.
PLEASE CALL 315-785-3055 WITH ANY QUESTIONS.

IN JAN ONLY MON-FRI 8AM-11AM & 1PM-5PM
PERSON CLOSED JAN 1 & 19
PAYMENT PAY ONLINE @ TOWNOFCLAYTONNY.GOV

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	223289 20.00-1-29.1
LOCATION	17371 Co Rte 3
DIMENSIONS	ACRES: 171.53
SCHOOL DIST	Thousand Islands
PROPERTY CLASS	Vineyard

<u>EXEMPTION</u>	<u>TAX PURPOSE</u>	<u>VALUE</u>	<u>EXEMPTION</u>	<u>TAX PURPOSE</u>	<u>VALUE</u>
THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:					816,563
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:					96.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:					783,900

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
County Outside	66,314,865	2.9	783,900.00	5.814290	4,557.82
Town Wide	1,250,759	0.7	783,900.00	1.165993	914.02
Clayton Ambulance	204,000	19.3	783,900.00	.185612	145.50
Clayton Fire Dist	626,695	2.2	783,900.00	.570000	446.82
Clayton Cons Health	2,065	0.0	783,900.00	.001879	1.47
Installment Fee					181.97
MAY BE SUBJECT TO PAYMENT UNDER AG DIST LAW UNTIL 2028					
LATE PAYMENT SCHEDULE ON TOTAL TAX DUE					
IF PAID BY	03/02/2026	03/12/2026			
PENALTY	60.66	121.31			
TOTAL DUE	6,126.29	6,186.94			
				TOTAL TAX	6,065.63
				DUE BY:	02/02/2026

Tranzon Auction Properties' Note: This tax bill includes an assessment and annual tax amount for 171.53 acres. 146.80+/- acres of this land are not included in this sale. The sale includes 24.73+/- acres with winery buildings. The parcel being sold is identified as Lot A on a subdivision map dated June 17, 2025 prepared for Coyote Moon Vineyards, LLC.

2026 Clayton
Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Third Installment due
June 01, 2026

Amt Paid	Check No	Date Paid
----------	----------	-----------

RECEIPT STUB - Keep for your records

2026 Clayton
Thousand Islands

Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

3RD INSTALLMENT OF 3 DUE:
June 01, 2026



13

Install Tax	2,021.87
3RD INSTALLMENT OF 3	
DUE June 01, 2026	<u>2,021.87</u>

2026 Clayton
Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Second Installment due
March 31, 2026

Amt Paid	Check No	Date Paid
----------	----------	-----------

RECEIPT STUB - Keep for your records

2026 Clayton
Thousand Islands

Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

2ND INSTALLMENT OF 3 DUE
March 31, 2026



12

Install Tax	2,021.87
2ND INSTALLMENT OF 3	
DUE March 31, 2026	<u>2,021.87</u>

2026 Clayton
Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

First Installment Due:
February 02, 2026

Amt Paid	Check No	Date Paid
----------	----------	-----------

RECEIPT STUB - Keep for your records

2026 Clayton
Thousand Islands

Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
TOWN OF CLAYTON
PO BOX 379
CLAYTON, NY 13624

To Pay In Person:
JAN ONLY MON-FRI 8AM-11AM & 1PM-5PM
CLOSED JAN 1 & 19
PAY ONLINE @ TOWNOFCLAYTONNY.GOV

Please include this coupon with payment
☐ Check here if receipt requested

1ST INSTALLMENT OF 3 DUE:
February 02, 2026



11

Install Tax	2,203.86
1ST INSTALLMENT OF 3	
DUE February 02, 2026	<u>2,203.86</u>

2026 Clayton
Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Full Payment Due
February 02, 2026

Amt Paid	Check No	Date Paid
----------	----------	-----------

RECEIPT STUB - Keep for your records

2026 Clayton
Thousand Islands

Bill No.: 321957
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
TOWN OF CLAYTON
PO BOX 379
CLAYTON, NY 13624

To Pay In Person:
JAN ONLY MON-FRI 8AM-11AM & 1PM-5PM
CLOSED JAN 1 & 19
PAY ONLINE @ TOWNOFCLAYTONNY.GOV

Please include this coupon with payment
☐ Check here if receipt requested

FULL PAYMENT ONLY DUE
February 02, 2026



11

SEND IN THIS STUB WITH YOUR	
FULL PAYMENT	
DUE: February 02, 2026	<u>6,065.63</u>

2025 SCHOOL TAX BILL THOUSAND ISLANDS CSD

KAREN BOURCY, TAX COLLECTOR
c/o COMMUNITY BANK
205 STATE STREET
CLAYTON, NY 13624
315-778-7919 - SCHOOL

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	324454	4167	1 OF 1	1	
FISCAL YEAR			WARRANT DATED		SWIS CODE
7/1/2025 - 6/30/2026			8/19/2025		223289
ESTIMATED STATE AID					
SCHL 10,308,364				SEE REVERSE SIDE FOR MORE INFORMATION	
FOR YOUR INFORMATION					

VIEW/PRINT TAX BILL ONLINE
HTTP://JEFFERSON.SDGNYS.COM
CALL KAREN BOURCY, TAX COLLECTOR AT 315-778-7919
BY 10/1/25 NO PENALTY, BY 10/31/25 2% PENALTY
AFTER THE LOCAL COLLECTION PERIOD, UNPAID TAXES
ARE RETURNED TO THE COUNTY TREASURER W/ADDTL
INTEREST & PENALTIES.

IN COMMUNITY BANK, CLAYTON UNTIL 10/31/25
PERSON MON - THURS 9AM-4PM
PAYMENT FRI 9AM-5PM



*223289 20.00-1-29.1 324454
Coyote Moon Vineyards LLC
PO Box 497
Clayton, NY 13624

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	223289 20.00-1-29.1
LOCATION	17371 Co Rte 3
DIMENSIONS	ACRES: 171.53
SCHOOL DIST	Thousand Islands 634
PROPERTY CLASS	Vineyard

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:					816,563
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:					96.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:					783,900

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
TOWN OF Clayton					
School Tax	11,700,000	0.0	783,900.00	7.243375	5,678.08
Library Tax	352,000	8.8	783,900.00	.217920	170.83
Installment Fee					175.47
MAY BE SUBJECT TO PAYMENT UNDER AG DIST LAW UNTIL 2028					
LATE PAYMENT SCHEDULE ON TOTAL TAX DUE					
IF PAID BY	10/31/2025				
PENALTY	116.98				
TOTAL DUE	5,965.89				
				TOTAL TAX	5,848.91
				DUE BY:	10/01/2025

Tranzon Auction Properties' Note: This tax bill includes an assessment and annual tax amount for 171.53 acres. **146.80+/- acres of this land are not included in this sale.** The sale includes 24.73+/- acres with winery buildings. The parcel being sold is identified as Lot A on a subdivision map dated June 17, 2025 prepared for Coyote Moon Vineyards, LLC.

2025 Clayton
Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Third Installment due
November 28, 2025

Amt Paid Check No Date Paid

RECEIPT STUB - Keep for your records

2025 Clayton
Thousand Islands

Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

3RD INSTALLMENT OF 3 DUE:
November 28, 2025



13

Install Tax **1,949.63**
3RD INSTALLMENT OF 3
DUE November 28, 2025 **1,949.63**

2025 Clayton
Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Second Installment due
October 31, 2025

Amt Paid Check No Date Paid

RECEIPT STUB - Keep for your records

2025 Clayton
Thousand Islands

Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

2ND INSTALLMENT OF 3 DUE
October 31, 2025



12

Install Tax **1,949.63**
2ND INSTALLMENT OF 3
DUE October 31, 2025 **1,949.63**

2025 Clayton
Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

First Installment Due:
October 01, 2025

Amt Paid Check No Date Paid

RECEIPT STUB - Keep for your records

2025 Clayton
Thousand Islands

Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
KAREN BOURCY, TAX COLLECTOR
c/o COMMUNITY BANK
205 STATE STREET
CLAYTON, NY 13624

To Pay In Person:
COMMUNITY BANK, CLAYTON UNTIL 10/31/25
MON - THURS 9AM-4PM
FRI 9AM-5PM

Please include this coupon with payment
☐ Check here if receipt requested

1ST INSTALLMENT OF 3 DUE:
October 01, 2025



11

Install Tax **2,125.12**
1ST INSTALLMENT OF 3
DUE October 01, 2025 **2,125.12**

2025 Clayton
Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Full Payment Due
October 01, 2025

Amt Paid Check No Date Paid

RECEIPT STUB - Keep for your records

2025 Clayton
Thousand Islands

Bill No.: 324454
Tax Account No.: 223289 20.00-1-29.1
Coyote Moon Vineyards LLC
17371 Co Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
KAREN BOURCY, TAX COLLECTOR
c/o COMMUNITY BANK
205 STATE STREET
CLAYTON, NY 13624

To Pay In Person:
COMMUNITY BANK, CLAYTON UNTIL 10/31/25
MON - THURS 9AM-4PM
FRI 9AM-5PM

Please include this coupon with payment
☐ Check here if receipt requested

FULL PAYMENT ONLY DUE
October 01, 2025



11

SEND IN THIS STUB WITH YOUR
FULL PAYMENT
DUE: October 01, 2025 **5,848.91**

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the Town of Clayton's website at <https://ecode360.com/CL3056>.

Interested parties should confirm this is the most current zoning/land use information.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.



Chapter 235. Zoning

§ 235-3. Establishment of zoning districts.

- A. District designations. The Town of Clayton, outside of the incorporated Village of Clayton, is hereby divided into the following zoning districts:

A-IR	Agricultural and Island Residential
AR	Agricultural and Rural Residential
B	Business
CON	Conservation
H	Hamlet
ID	Industrial
MD	Marine Development
MD2	Marine Development 2
MR	Marine Residential
R-1	Residential
SPO	Scenic Protection Overlay District ^[1]
CRCWRA	Chaumont River Corridor Waterfront Revitalization Area [Added 5-10-2017 by Amdt. No. 40]
PDD	Planned Development District [Added 4-14-2021 by L.L. No. 2-2021]
NDD	Neighborhood Development District [Added 4-14-2021 by L.L. No. 2-2021]

(1) A-IR Agricultural and Island Residential.

- (a) Purpose. To provide a low-density mix of agricultural, residential uses consistent with rural open space and characteristics which are both appropriate to and compatible with the maximum protection of the aesthetic and environmental quality of the St. Lawrence River and its tributary waters.
- (b) The boundary of the Agricultural and Island Development district is designated as follows: the district boundary is all that land that is 400 feet inland of the high water mark surrounding Grindstone Island, and the district shall

encompass all of the land to the interior of the district boundary as depicted on the most current Zoning Map on file at the Town Clerk's office. The Zoning Map, as filed in the Town Clerk's office, shall be amended and redated to reflect the boundaries of the Agricultural and Island Residential district.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

(2) AR Agricultural and Rural Residential.

- (a) Purpose. To provide a low-density mix of agricultural and rural residential uses with compatible accessory uses so as to afford maximum preservation of rural open space and characteristics.

(3) B Business.

- (a) Purpose. To provide a safe and efficient setting for business and commercial uses that minimizes conflict with residential areas.

(4) CON Conservation.

- (a) Purpose. To provide for the appropriate use of environmentally sensitive and/or scenic lands, and the preservation of natural surroundings.

(5) H Hamlet.

- (a) Purpose. To provide for a compatible mix of residential and commercial uses in a rural population center with greater-than-rural density.

(6) ID Industrial.

- (a) Purpose. To provide a safe and efficient setting for those industrial activities and other uses that are compatible with the nature of the Town.

(7) MD Marine Development.

- (a) Purpose. To provide for the development of marine-dependent and commercially related uses in an ecologically sound manner, so as to afford maximum protection for the aesthetic and environmental quality of the St. Lawrence River and its tributary waters.

(8) MD2 Marine Development 2.

- (a) Purpose. To provide a multi-use district for the development of water-dependent, commercially related uses, marine manufacturing and other business opportunities in an ecologically sound manner, so as to afford maximum protection for the waterfront setting and environmental quality of the St. Lawrence River and its tributary waters.
- (b) The Marine Development 2 District (MD2) is hereby established as a floating district. Although there are many potentially adequate sites within the Town of Clayton for the uses permitted within the MD2, it is not feasible to select or limit the use to a few arbitrary spots, and there are currently no centers within the Town where these uses are concentrated. It is intended that the uses

permitted in the MD2 not conflict with existing uses of land. Therefore, in order to land the MD2, an amendment to this chapter is required, subject to the following procedural requirements.

- (c) Procedural requirements. The MD2 District may be landed and located by amendment to this chapter and the Zoning Map^[2] following the procedure contained in § **235-17** of this chapter either upon motion of the Town Board or upon application of a landowner or his designee. In addition to the requirements for amending the this chapter contained in § **235-17**, the following criteria shall be considered:

- [1] The zone change shall be for a minimum of five acres.

- [2] The proposed uses within the MD2 shall not cause undue interference or nuisance that may be detrimental to adjacent uses.

- [3] The Town Board and the Planning Board shall use the site plan objectives as outlined in this chapter as criteria for reviewing the proposed location of an MD2 District.

- [4] The establishment of an MD2 District and location thereof shall be consistent with the Town of Clayton Comprehensive Plan.

- [2] *Editor's Note: The Zoning Map is on file in the Town Clerk's office.*

(9) MR Marine Residential.

- (a) Purpose. To provide for residential development, both seasonal and year-round, in a water-related setting, including certain limited marine uses, which are both appropriate to and compatible with the maximum protection of the aesthetic and environmental quality of the St. Lawrence River and its tributary waters.

(10) R-1 Residential.

- (a) Purpose. To provide a single-family residential district of moderate density with limited accessory uses.

(11) SPO Scenic Protection Overlay District.

- (a) Findings and purpose. Special protection of scenic road corridors is necessary to preserve the attractive rural and historic quality of the Town. The purpose of this section is to regulate land uses within designated scenic corridors to protect the Town's scenic beauty and rural character. This section is intended to apply to those road corridors that are visible to the public and that substantially retain their scenic character.
- (b) Boundaries. The SPO District includes land lying within 800 feet of the center line of New York State Routes 12 and 12E within the Waterfront Revitalization Area boundary.

(12) CRCWRA Chaumont River Corridor Waterfront Revitalization Area.

[Added 5-10-2017 by Amdt. No. 40^[3]]

- (a) Purpose. To define a special interest zoning area within the Town of Clayton described as part of the Chaumont River Corridor Waterfront Revitalization Strategy where zoning-related objectives of that plan can be focused.
- (b) Boundaries. The northern boundary starts at the western Town boundary at Old Town Springs Road, the length of Old Town Springs Road, south along State Route 12 to County Route 11, and the length of County Route 11 to the eastern Town boundary. The southern boundary starts at the western Town boundary at County Route 179, the length of County Route 179, the southern edge of the Hamlet zoning district inclusive of Depauville, and the length of County Route 12 to the eastern Town boundary.

[3] *Editor's Note: This Amdt. No. 40 also repealed the subsection for WEFOD Wind Energy Facility Overlay District in original Art. III, Section A.*

[1] *Editor's Note: WEFOD Wind Energy Facility Overlay District, which immediately followed this district, was removed from this table of districts 5-10-2017 by Amdt. No. 40.*

B. Zoning Map.

- (1) The boundaries of the above-named zoning districts are depicted on the most current Zoning Map on file at the Town Clerk's office, which is hereby made a part of this chapter and hereinafter referred to as "Zoning Map."

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

- (2) Any changes in district boundaries or other matter shown on the Zoning Map shall be made promptly on said map, accompanied by a statement describing the nature and date of the change.

C. Interpretation of district boundaries.

- (1) Where uncertainty exists with respect to the exact boundaries of districts as shown on the Zoning Map, the final decision shall be made by the Joint Zoning Board of Appeals, in accordance with the following rules:

- (a) Boundaries shown as approximately following the center line of streets or highways shall be construed to follow such center lines.
- (b) Boundaries shown as approximately following lot lines shall be construed to follow such lot lines.
- (c) Boundaries shown as following the shoreline of the St. Lawrence River and its tributaries shall be construed to follow such shoreline at the high water mark.
- (d) Boundaries shown as following the shorelines of other streams, lakes and waterways shall be construed to follow such shorelines and to move with changes in the actual shorelines.
- (e) Boundaries indicated in Subsection **C(1)(a)** through **(d)** above shall be construed as parallel to, or extensions of, such features.

- (f) Distances not specifically set forth on the Zoning Map shall be determined by the scale of the map.

D. Lots in two districts.

- (1) Where a district boundary line or lines divide(s) a lot existing at the time of the enactment of this provision, the regulations pertaining to each district will govern the use of land within that district. Zoning districts shall be deemed to rank as follows from the most restrictive to least restrictive.

- (a) Chaumont River Corridor Waterfront Revitalization Area (CRCWRA).

[Added 5-10-2017 by Amdt. No. 40^[4]]

[4] *Editor's Note: This Amdt. No. 40 also repealed the entry for Wind Energy Facility Overlay District (WEFOD) from original Art. III, Section D.*

- (b) Conservation (CON).
 - (c) Residential (R-1).
 - (d) Marine Residential (MR).
 - (e) Marine Development (MD).
 - (f) Marine Development 2 (MD2).
 - (g) Hamlet (H).
 - (h) Agricultural and Island Residential (A-IR).
 - (i) Agricultural and Rural Residential (AR).
 - (j) Business (B).
 - (k) Industrial (ID).

- (2) Nothing in this provision, however, shall be deemed to preclude a property owner from subdividing his/her property along the aforesaid district line(s) to retain each lot in the designated district, provided that each of the lots thus created shall comply with all other provisions of this chapter.

E. Limited exemption for filed subdivisions.

- (1) If the plat of a residential subdivision containing one or more new streets has been duly filed in the Jefferson County Clerk's Office prior to the adoption of this chapter, the lots of the subdivision may be developed with the lots and yards delineated on the plat, and any provisions of this chapter requiring larger lots or yards shall not apply to the subdivision for a period of one year from the date of such filing.
- (2) The provisions of Subsection **E(1)** above shall also apply to any amendment of this chapter.

ZONING

235 Attachment 1

Town of Clayton

Schedule A Use Restrictions

[Amended 8-10-2016 by Amdt. No. 38; 5-10-2017 by Amdt. No. 40; 10-10-2018 by L.L. No. 2-2018; 8-28-2024 by L.L. No. 2-2024]

District	Permitted Uses	Uses Requiring Special Use Permit	Permitted Accessory Uses	Uses Requiring Site Plan Approval
A-IR Agricultural and Island Residential	• Agricultural operations • Agricultural uses • Modular homes • Single-family dwellings	• Churches or parish houses • Cemeteries • Educational institutions • Trails, multi-use • Large storage buildings • Two-family dwelling • Air strips, landing fields and heliports	• Barns, silos and other agriculturally-related buildings • Home occupations • Patios, decks and gazebos • Private garages and carports • Private greenhouses • Private swimming pools • Professional offices • Roadside stands for sale of agricultural products grown on-premises • Small storage buildings	• Farm winery/distillery/brewery/cidery

CLAYTON CODE

District	Permitted Uses	Uses Requiring Special Use Permit	Permitted Accessory Uses	Uses Requiring Site Plan Approval
AR Agricultural and Rural Residential	• Agricultural operations • Agricultural uses • Farm winery • Mobile homes • Modular homes • Multifamily dwellings • Single- and two-family dwellings • Small agribusiness operations	• Aboveground storage tanks with single or combined capacity of more than 550 gallons • Animal hospitals • Building supply stores • Churches or parish houses • Commercial greenhouses and plant nurseries • Commercial hog, poultry or fur farms • Crematoriums and cemeteries • Drive-in restaurants and food takeout facilities • Educational institutions • Farm implement sales and service • Fire, police and other safety and governmental facilities • Fraternal organizations • Hospitals, nursing homes and sanatoriums • Public riding academies and/or stables • Public utility facilities • Restaurants, taverns and bars • Shopping centers • Small commercial and retail enterprises • Telecommunication facility • Trails, multi-use • Trucking terminals	• Barns, silos and other agriculturally related buildings • Home occupations • Patios, decks and gazebos • Private garages and carports • Private greenhouses • Private swimming pools • Professional offices • Roadside stands for sale of agricultural products grown on premises • Small storage buildings • Storage buildings	• Agricultural processing plants • Airstrips, landing fields and heliports • Automobile sales and public garages • Automobile service stations • Campgrounds (commercial) • Drive-in outdoor theaters • Flea markets • Machine and welding shops • Mobile home parks • Motels, hotels and resorts • Quarries, sand, gravel and topsoil pits • Salvage yards • Recreational facilities • Self-storage facilities • Racetracks

ZONING

235 Attachment 2

Town of Clayton

Schedule B Dimensional Requirements

[Amended 5-10-2017 by Amdt. No. 40; 8-28-2024 by L.L. No. 2-2024]

Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
A-IR Agricultural and Island Residential							
Permitted uses	25%	—	—	—	—	—	—
If individual wells and septic tanks	—	40,000 square feet	150	50	15	30	35
Accessory uses (2)	25%	—	—	30(3)	15	30	35
Special use permit	25%	40,000 square feet	150	50	15	30	35
Lot of record	25%	15,000 square feet	100	50	15	30	35
AR Agricultural and Rural Residential							
Permitted uses (except for multifamily dwelling)	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	15,000 square feet	100	50	25	50	35
• If individual wells and septic tanks	—	40,000 square feet	200	50	25	50	35
Multifamily dwelling	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	8,500 square feet per dwelling unit	250	50	25	50	35
• If individual wells and septic tanks	—	20,000 square feet per dwelling unit	250	50	25	50	35
Accessory uses (2)	25%	—	—	30 (3)	25	30	35

CLAYTON CODE

Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
Special use permit/site plan uses	25%	40,000 square feet	200	50	25	50	35
Lot of record	25%	1,500 square feet	100	50	15	30	35
B-Business							
Permitted uses	40%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	40,000 square feet	200	50	25	50	35
• If individual wells and septic tanks	—	80,000 square feet	400	50	25	50	35
Accessory uses	—	—	—	50	25	50	20
Special use permit/site plan uses	—	80,000 square feet	400	50	25	50	35
Lot of record	—	25,000 square feet	100	50	15	50	35
CON-Conservation							
All dimensional requirements at the discretion of the New York State Department of Environmental Conservation.							
H-Hamlet							
Permitted uses	40%	—	—	—	—	—	—
• If community sewage disposal	—	10,000 square feet	80	30	15	30	35
• If individual wells and septic systems	—	30,000 square feet	100	30	15	30	35
Accessory uses (2)	10%	—	—	30 (3)	15	25	35
Special use permit/site plan uses	40%	30,000 square feet	100	30	15	30	35
Lot of record	40%	10,000 square feet	80	30	15	30	35
ID-Industrial							
Permitted uses	60%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	2.5 acres	400	60	50	50	35

SALE/LEGAL DOCS





Sealed Bid Package Instructions

Property #: AP26056

17371 County Route 3 (East Line Road), Clayton, New York

A complete Sealed Bid Package must include the following items:

1. Completed Sealed Bid Offer / Asset Purchase Agreement with the following:

a. Date Agreement is made inserted.

b. Purchaser contact information inserted.

c. Bid amount/purchase price information inserted.

As noted on Agreement a ten percent (10%) Buyer's Premium, to be paid by successful bidder needs to be added to the bid/offer price. The 10% Buyer's Premium when added to the bid/offer price will be the purchase price of the property.

d. Purchaser's signature.

2. Bid Deposit is \$25,000.00 in United States funds by wire transfer or certified check made payable to the escrow agent, Tranzon Auction Properties Escrow Account. wiring instructions are available upon request **

Completed Sealed Bids and Deposit must be received by:

Wednesday, September 16, 2026 no later than 5:00 p.m. Eastern Time.

Sealed bids must be sent to:

Tranzon Auction Properties
c/o Michael Foster
16 Warren Avenue
Kenmore, NY 14217

Email: mfoster@tranzon.com

Incomplete sealed bid packages may not be accepted. Tranzon Auction Properties, its agents and affiliates, and Seller and its employees and affiliates are not responsible for sealed bid packages not received.

SEALED BID OFFER / PURCHASE AGREEMENT

This is a legally binding agreement. If you have any questions concerning this agreement you should consult an attorney before signing it.

This Sealed Bid Offer / Purchase Agreement (this “Agreement”) is made as of _____, 2026, between Coyote Moon Vineyards, LLC & Coyote Moon, LLC, a New York limited liability company having its principal place of business at 17371 County Route 3 (East Line Road), Clayton, New York 13624 (“Seller”), and the undersigned purchaser (“Purchaser”). Seller and Purchaser are referred to individually as a “Party” and collectively as the “Parties.”

Purchaser’s Name: _____

Purchaser’s Address: _____

Purchaser’s Phone: _____

Purchaser’s E-mail: _____

RECITALS

A. Seller owns and operates a winery known as Coyote Moon Vineyards at 17371 County Route 3 (East Line Road), Clayton, Jefferson County, New York, together with the real property described below.

B. Seller is offering the Property for sale by sealed bid auction conducted by Tranzon Auction Properties (“Auction Firm”). By submitting a bid, Purchaser acknowledges that it has read this Agreement and all disclosures and information made available regarding the Property, has had a full opportunity to conduct all due diligence it deems necessary, and agrees to be bound by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants below, the Parties agree as follows:

1. Offer; Acceptance; Effective Date.

1.1 Irrevocable Offer. This offer is irrevocable and available for Seller’s acceptance for fifteen (15) days after the bid deadline established by Auction Firm. If Seller has not accepted this offer in writing within that period, this offer expires and the Initial Deposit will be returned to Purchaser without interest.

1.2 No Obligation Until Acceptance. No obligation to sell is created or binding on Seller unless and until this Agreement is signed by Seller and delivered by Seller or Auction Firm to Purchaser. Seller may make counteroffers, may continue to offer the Property for sale until this offer is accepted in writing, and Seller’s acceptance of another offer before executing and delivering this Agreement revokes this offer.

1.3 Effective Date. The “Effective Date” is the date this Agreement has been executed by Seller and a fully executed counterpart has been delivered by Seller or Auction Firm to Purchaser. All periods measured from the Effective Date are calendar days unless expressly stated to be business days.

2. Property. Seller agrees to sell and Purchaser agrees to purchase all of Seller's right, title and interest in the following (collectively, the "Property"):

2.1 Real Property. The real property at 17371 County Route 3 (East Line Road), Clayton, Jefferson County, New York, shown as Lot A containing 24.73± acres on a subdivision map dated June 17, 2025 prepared for Coyote Moon Vineyards, LLC, together with all improvements, appurtenances, easements and rights incident thereto (the "Real Property").

2.2 Personal Property. All equipment, machinery, furniture, fixtures and other tangible personal property owned by Seller and located at or used in connection with the business, other than the Excluded Assets. The material items are listed on Exhibit A. Tangible personal property located at the Property on the Closing Date and used in the business is included whether or not listed on Exhibit A.

2.3 Intangible Rights. All goodwill, trade names, trademarks, label approvals, telephone numbers, website and domain names associated with the business, including the name "Coyote Moon Vineyards."

2.4 Excluded Assets. Excluded from this sale are Seller's cash, cash equivalents and accounts receivable, and all wine owned by Seller, whether cased, bottled, in bulk, in barrel or in process, together with all juice and must (the "Wine Inventory"). The Wine Inventory remains Seller's property; Purchaser may negotiate its purchase separately, and this Agreement creates no obligation of either Party to buy or sell it. Fruit remaining unharvested on the vines as of the Closing Date is included in the Property; fruit harvested before the Closing Date, and all juice, must and wine produced from it, is Wine Inventory. Seller shall sell or remove the Wine Inventory from the Property within one hundred eighty (180) days after the Closing Date, and risk of loss with respect to it remains with Seller at all times. Effective at Closing, Purchaser grants Seller a royalty-free, non-exclusive, non-transferable license to use the name "Coyote Moon Vineyards" and the associated marks and label approvals solely to sell and dispose of the Wine Inventory, expiring one hundred eighty (180) days after the Closing Date. This Section survives the Closing and delivery of the deed.

3. Purchase Price; Deposit.

3.1 Purchase Price.

Bid/Offer Amount: \$_____

Buyer's Premium (10% of the Bid/Offer Amount): \$_____

Purchase Price (Bid/Offer Amount plus Buyer's Premium): \$_____

3.2 Deposit. Purchaser has deposited \$25,000.00 in certified United States funds with Tranzon Auction Properties Escrow Account ("Escrow Agent") (the "Initial Deposit"), which is non-refundable except as provided in Section 1.1. Purchaser shall deposit an additional \$100,000.00 with Escrow Agent by wire or certified check no later than two (2) business days after Seller's acceptance. The Initial Deposit, the additional deposit and any Extension Deposit are collectively the "Deposit." The Deposit is non-refundable except as expressly provided in Sections 1.1, 6.3, 9 and 11.2.

3.3 Balance. Purchaser shall pay the balance of the Purchase Price at Closing in immediately available United States funds by wire transfer or certified check.

3.4 Allocation. The Purchase Price is allocated \$_____ to the Real Property and \$_____ to the Personal Property and \$_____ to the Intangible Rights.. This allocation is final and binding, and each Party shall report the transaction consistently with it on IRS Form 8594 and for all other tax purposes. Purchaser is responsible for any New York State and local sales or use tax on the transfer of the Personal Property, measured by this allocation.

4. Seller's Representations. Seller represents to Purchaser as of the Effective Date and as of the Closing Date:

4.1 Authority. Seller has full power and authority to enter into this Agreement and to sell the Property, all requisite action authorizing this Agreement has been taken, and the sale will not violate any law, judgment, decree or order to which Seller or the Property is subject.

4.2 Title. Seller owns fee simple, insurable title to the Real Property, and owns the Personal Property and Intangible Rights free and clear of liens and security interests, any financing statements with respect thereto to be terminated at or before Closing. The conveyance is subject to all easements, covenants, conditions and restrictions of record, to zoning and other laws regulating use, and to any state of facts an accurate survey or inspection would show, provided none of the foregoing renders title uninsurable. The title standard under this Agreement is insurable title, and not marketable title.

4.3 FIRPTA. Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

4.4 Notices of Violation. Seller has received no written notice of any uncured violation of law, ordinance, code or regulation affecting the Property.

4.5 No Survival. Except as expressly provided in Section 13.11, the representations in this Section do not survive the Closing. Purchaser's acceptance of the deed at Closing is full performance and discharge of every obligation of Seller under this Agreement except those expressly stated to survive.

5. As-Is Sale; Purchaser's Representations; No Contingencies.

5.1 Purchaser's Authority. Purchaser has full power and authority to enter into this Agreement and to acquire the Property, all requisite action authorizing this Agreement has been taken, and Purchaser is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

5.2 As Is, Where Is. Purchaser has inspected or has had a full opportunity to inspect and investigate the Property and accepts it "AS IS, WHERE IS" and with all faults, in its present condition, subject only to reasonable wear and tear between the Effective Date and the Closing Date. Except for the representations expressly set forth in Section 4, Seller makes no representation or warranty of any kind, express or implied, including as to condition, fitness for a particular purpose, merchantability, environmental condition, zoning, permitted use, production capacity, income or expenses.

5.3 Non-Reliance. In entering into this Agreement, Purchaser has not relied on any representation, warranty or statement, express or implied, of Seller, Auction Firm, or any of their agents, employees or representatives, that is not expressly set forth in Section 4, whether made in writing or verbally.

5.4 No Contingencies. Purchaser's obligation to purchase is NOT contingent upon financing, due diligence, inspection, or upon Purchaser obtaining any license, permit or governmental approval, including any license or permit issued by the New York State Liquor Authority or the Alcohol and Tobacco Tax and Trade Bureau. The sole condition to Purchaser's obligation to close is Seller's delivery of title in accordance with Sections 4.2 and 6. Purchaser acknowledges that obtaining every license and permit required to operate the Property is solely Purchaser's responsibility and at Purchaser's sole cost, that Purchaser has independently satisfied itself as to the applicable requirements and processing times, and that no failure or delay in obtaining any license or permit will excuse Purchaser's obligation to close, extend the Closing Date, or entitle Purchaser to the return of any portion of the Deposit.

6. Title.

6.1 Seller's Materials. Within five (5) days after the Effective Date, Seller shall make available to Purchaser, at no cost, any title information, title policy and survey of the Real Property in Seller's possession. Purchaser shall pay the cost of any new or updated survey and of its own title work.

6.2 Objections. Purchaser shall obtain, at its sole cost, a preliminary title report from a nationally recognized title insurance company within 20 twenty (20) days after the Effective Date, and shall notify Seller in writing of any title objections within two (2) business days after receiving it. Objections are limited to matters that would cause title to fail to satisfy Section 4.2. Any matter not timely objected to is a permitted exception and is waived.

6.3 Cure. Within five (5) business days after receiving Purchaser's objections, Seller shall notify Purchaser whether it will cure them; matters curable by payment of a liquidated sum will be cured at or before Closing. Seller may adjourn the Closing Date for up to forty five (45) days to effect a cure. If Seller elects not to cure a timely objection, or fails to cure it within that period, Purchaser's sole and exclusive remedies are to (a) terminate this Agreement by written notice given within three (3) business days thereafter, in which event the Deposit will be returned to Purchaser and neither Party will have further obligation, or (b) waive the objection and close without reduction of the Purchase Price. Failure to give timely notice under clause (a) is an election under clause (b). Time is of the essence as to all dates in this Section.

6.4 Existing Mortgages. Any existing mortgage on the Property will be paid by Seller at or before Closing, with or without use of sale proceeds, and does not constitute a title defect so long as it is discharged at or following Closing in accordance with customary conveyancing practice.

7. Seller's Covenants; Cooperation. From the Effective Date until Closing or earlier termination:

7.1 Operation. Seller shall operate the Property in accordance with current practices, shall continue customary vineyard practices, shall make no material alterations except in the ordinary course, shall maintain its existing casualty insurance, and shall not sell, transfer, convey or encumber the Property or any interest in it. The Property shall be in substantially the same condition on the Closing Date as on the Effective Date, ordinary wear and tear excepted.

7.2 Notice. Seller shall promptly notify Purchaser in writing of any litigation or governmental proceeding affecting the Property of which Seller becomes aware.

7.3 Licensing Cooperation. At no cost to Seller, Seller shall reasonably cooperate with Purchaser's applications for licenses and permits, including by furnishing copies of Seller's existing licenses, permits, bonds, premises diagrams and production records in Seller's possession, and shall not oppose any such application. Seller makes no representation or warranty that any license or permit will be issued to Purchaser or as to the timing of any issuance.

7.4 Orderly Hand-Off. For ninety (90) days after the Closing Date, Seller shall make its principals available to Purchaser for up to _____ hours per week, at no additional charge, for the limited purpose of an orderly hand-off of the business, including operational training, introductions to suppliers, growers, distributors and vendors, and transfer of books, records and passwords relating to the Property. Seller's obligations under this Section are advisory only, and Seller has no obligation to remain involved in the business thereafter. This Section survives the Closing and delivery of the deed.

8. Closing.

8.1 Closing Date. The closing (the "Closing") will take place within forty-five (45) days after the Effective Date (the "Closing Date"), at the office of Seller's or Purchaser's attorney if within 25 miles of the Property, at a location mutually agreed, or by mail. TIME IS OF THE ESSENCE with respect to Purchaser's obligations of payment and performance. Except as provided in Sections 6.3 and 8.2, the Closing Date will not be extended for any reason.

8.2 Purchaser's Extension. Purchaser may extend the Closing Date once, by fifteen (15) days, by delivering written notice to Seller and Escrow Agent not later than five (5) business days before the originally scheduled Closing Date and simultaneously depositing \$10,000.00 with Escrow Agent in immediately available funds (the "Extension Deposit"). The Extension Deposit is non-refundable except upon a Seller default or a termination under Section 6.3 or Section 9, becomes part of the Deposit for all purposes, and is credited against the Purchase Price at Closing. Purchaser may not extend if Purchaser is then in default.

8.3 Seller's Deliveries. At Closing Seller shall deliver: a bargain and sale deed with covenant against grantor's acts and lien covenant, in recordable form; a bill of sale and assignment conveying the Personal Property and Intangible Rights free of liens; evidence of Seller's authority and good standing; a FIRPTA affidavit; such affidavits and instruments as Purchaser's title company reasonably requires to issue its policy; transfer tax forms; and such other documents as are reasonably necessary to convey the Property consistent with this Agreement.

8.4 Purchaser's Deliveries. At Closing Purchaser shall deliver the balance of the Purchase Price, such affidavits as the title company or governmental authorities require, a settlement statement, all recording and transfer tax forms, and such other documents as are reasonably necessary consistent with this Agreement.

8.5 Costs. Seller shall pay the transfer taxes, the cost to file the TP-584 and the cost of deed preparation, and shall bear the cost of releasing existing liens. Purchaser shall pay the title insurance premium, recording costs, the cost to file the RP-5217, any sales tax on the transfer of the Personal Property, and all survey costs. Each Party pays its own legal fees. Any other closing cost is allocated according to local custom.

8.6 Prorations. Real and personal property taxes, water and sewer charges, fuel, utilities and similar items are prorated as of midnight on the day before the Closing Date.

8.7 Bulk Sale. At Purchaser's request Seller shall complete, and permit Purchaser to file, New York State Form AU-196.10. Seller is responsible for sales tax reported by the Department of Taxation and Finance to be due. If the Department reports an amount due, Purchaser shall withhold that amount at Closing and deposit it with Escrow Agent pending resolution, and Purchaser shall have no right to delay, adjourn or refuse to close by reason of the claim so long as that escrow is established. This Section survives the Closing and delivery of the deed.

9. Risk of Loss; Condemnation. Risk of loss remains with Seller until Closing. In the event of casualty, this Agreement remains in full force and effect and Seller shall assign to Purchaser the right to any insurance proceeds arising from the loss. In the event of a taking by condemnation or eminent domain before Closing, Purchaser may either terminate this Agreement and receive the return of the Deposit, or close without adjustment of the Purchase Price and take an assignment of Seller's rights to the award.

10. Brokerage. Each Party represents to the other that it has dealt with no broker, finder or agent who might claim a commission in connection with this transaction other than Auction Firm, whose commission will be paid in accordance with Tranzon's Receipt and Acknowledgement Form. Each Party indemnifies the other against any claim by any other broker or agent claiming through it. Auction Firm may cooperate with other brokers and is responsible for their share of its commission. This Section survives the Closing and delivery of the deed.

11. Default; Remedies; Escrow.

11.1 Purchaser's Default. If Purchaser is in default in any material respect for more than five (5) business days after written notice from Seller — provided that no notice or cure period applies to Purchaser's failure to fund the Deposit or the Extension Deposit when due or to complete the Closing and pay the balance of the Purchase Price on the Closing Date, each of which is an immediate default without notice, TIME BEING OF THE ESSENCE — Seller may terminate this Agreement by written notice to Purchaser or Purchaser's attorney and retain the Deposit as liquidated damages, which is Seller's sole and exclusive remedy. Upon termination Purchaser forfeits all rights and claims to the Property and to the Deposit and any interest earned on it.

11.2 Seller's Default. If Seller is in default in any material respect for more than five (5) business days after written notice from Purchaser, and Purchaser is not then in default, Purchaser's sole and exclusive remedies are to terminate this Agreement by written notice, in which event the Deposit will be returned and neither Party will have further obligation, or to waive the default and close without reduction of the Purchase Price.

11.3 Escrow Agent; Direction to Release. The Deposit is held and disbursed by Escrow Agent in accordance with this Agreement. The Parties jointly and irrevocably direct and authorize Escrow Agent as follows, and this Section is Escrow Agent's complete and sufficient authority to act without further instruction from either Party:

(a) Upon a default by Purchaser, Seller may deliver to Escrow Agent a written notice certifying the default and demanding release of the Deposit, with a copy delivered simultaneously to Purchaser. Unless Escrow Agent receives from Purchaser, within five (5) business days after such delivery, a written objection stating that no default has occurred and setting forth the specific

factual basis for that assertion, Escrow Agent shall release the Deposit to Seller and pay from it the Buyer's Premium and Auction Firm's commission in accordance with Tranzon's Receipt and Acknowledgement Form, without further consent, authorization, joinder or instruction from Purchaser. Purchaser irrevocably waives any requirement that its consent or signature be obtained.

(b) Where this Agreement expressly provides that the Deposit is to be returned to Purchaser, the same procedure applies in reverse, with Purchaser delivering the notice and Seller having five (5) business days to object.

(c) Escrow Agent may conclusively rely on any notice delivered under this Section without inquiry, has no liability for acting in accordance with it except for its own gross negligence or willful misconduct, and is indemnified by the Parties for so acting. If Escrow Agent receives a timely objection, it may hold the Deposit until it receives joint written instructions or a final, non-appealable court order, or may deposit the Deposit with a court of competent jurisdiction in Jefferson County, New York and thereupon be released from further obligation. Escrow Agent's reasonable costs and attorneys' fees in any such proceeding are paid from the Deposit.

(d) If a Party objects under this Section and it is later determined that the objecting Party was not entitled to the Deposit, that Party shall pay the other Party's reasonable attorneys' fees and costs and reimburse any amount charged against the Deposit under clause (c).

(e) Purchaser acknowledges that Escrow Agent is affiliated with Auction Firm, that Auction Firm is compensated in connection with this transaction, and waives any objection to Escrow Agent acting on that basis. Purchaser shall not file or record any lis pendens or other instrument against the Property in connection with any dispute concerning the Deposit.

This Section 11 survives the Closing and delivery of the deed and any termination of this Agreement.

12. Guaranty. If Purchaser is an entity or is to be formed, each individual executing this Agreement on Purchaser's behalf (each a "Guarantor") personally, jointly and severally guarantees to Seller and to Auction Firm the full and timely payment of the Deposit, the Extension Deposit if elected, and the Buyer's Premium. This is a guaranty of payment and not of collection, is limited to those obligations, and extends to no other obligation of Purchaser. Each Guarantor waives notice of acceptance, presentment, demand and protest. This Section survives the Closing and delivery of the deed and any termination of this Agreement.

13. General Provisions.

13.1 Entire Agreement; Amendment. This Agreement is the entire agreement between the Parties as to its subject matter and supersedes all prior discussions, understandings and representations. It may be amended only by a writing signed by both Parties, which in Seller's case requires the signature of both principals of Seller.

13.2 Construction. The Parties participated equally in the negotiation of this Agreement and it will not be construed more stringently against either Party. Pronouns include the masculine, feminine, neuter, singular and plural as the context requires. Headings are for convenience only. The Recitals and all Exhibits are incorporated into and made part of this Agreement.

13.3 Further Assurances. The Parties shall execute such further instruments and take such further actions as are reasonably necessary to carry out the transactions contemplated by this Agreement.

13.4 Assignment. This Agreement binds and benefits the Parties and their heirs, personal representatives, successors and permitted assigns. Purchaser may assign this Agreement only with Seller's prior written consent, not to be unreasonably withheld, except that Purchaser may assign without consent to an entity wholly owned or controlled by Purchaser or by Purchaser's principals, upon written notice to Seller given not less than five (5) business days before the Closing Date. No assignment releases Purchaser or any Guarantor from liability.

13.5 Notices. Notices must be in writing and may be given by personal delivery, by Federal Express or other recognized overnight delivery service, or by electronic mail to the addresses set forth below. Notice given by electronic mail alone is effective for all purposes of this Agreement, including any title objection, election to extend the Closing Date, notice of default, and notice under Section 11.3. Notices are effective on the date of delivery or, if by electronic mail, on the date sent.

If to Seller: _____

With a copy to: _____

If to Purchaser: _____

With a copy to: _____

13.6 Business Day. "Business Day" means any day other than a Saturday, Sunday, or day recognized as a holiday by the United States Government or the State of New York, or on which banks in New York are generally closed.

13.7 Waiver. No delay or omission in exercising any right operates as a waiver of that or any other right, and no waiver of any breach is a waiver of any other or subsequent breach.

13.8 Governing Law; Attorneys' Fees; Jury Waiver. This Agreement is governed by the laws of the State of New York. In any proceeding arising under this Agreement, the prevailing Party is entitled to recover its reasonable attorneys' fees, costs and expenses from the non-prevailing Party. SELLER AND PURCHASER EACH IRREVOCABLY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING BROUGHT BY OR AGAINST THE OTHER UNDER OR IN CONNECTION WITH THIS AGREEMENT.

13.9 Counterparts. This Agreement may be executed in counterparts and by facsimile or electronic signature, each of which is an original and all of which together constitute one agreement.

13.10 Severability. If any provision is held unenforceable, the remainder of this Agreement continues in full force and effect.

13.11 Survival. Sections 2.4, 7.4, 8.7, 10, 11, 12 and this Section 13 survive the Closing and the delivery of the deed. No other provision survives except as expressly stated.

13.12 Time of the Essence. TIME IS OF THE ESSENCE IN CONNECTION WITH THIS AGREEMENT.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

SELLER:

COYOTE MOON VINEYARDS, LLC /COYOTE MOON, LLC

By: _____

Print Name: _____

Its: _____

Dated (Effective Date): _____

PURCHASER:

By: _____

Print Name: _____

Its: _____

Dated: _____

GUARANTOR(S) (per Section 12):

Print Name: _____

Print Name: _____

EXHIBIT A — SCHEDULE OF PERSONAL PROPERTY

EXHIBIT A

COYOTE MOON EQUIPMENT LIST

YEAR	Make	WINERY	PHOTOS	NOTES	Total
		Phase Perfect PTE 215		\$12,297.00	\$12,297.00
		2 - 36" S/S Cartridge Filter Housings		\$900.00	\$1,800.00
		Lab Equipment/Hanna 901 Wine Titration Machine		\$4,200.00	\$4,200.00
		14 - Macrobins insulated 1 ton Picking bins	In Storage photo to follow	\$225.00	\$3,150.00
		G & D Chiller 10 TON Chiller with cold weather package		\$26,000.00	\$26,000.00
		Liverani VAN80 3" Must Pump, var. spd.		\$4,900	\$4,900
		McClain Ozone Generator, Destroyer Plus, portable		\$10,000.00	\$10,000.00
		Italfilte 40x40 Plate/Frame Filter		\$6,300	\$6,300
		3 step Alum. Step Ladders on casters		\$250	\$250
		10 step aluminum step ladder on casters		\$900	\$900
		GAI 6500E Monoblock Corker		\$80,000.00	\$80,000
		GAI 1301W Monoblock 8 spout filler 1,400 bottles/hr.		\$150,000.00	\$150,000.00
		SK PSP21 Open-Slotted Pneumatic Press 2,100L, leg exten., DN80 filler valve, hopper dump		\$38,120	\$38,120

CMA Lugana2R-0SRG0 Crusher/Destemmer, telescoping legs, must gathering		\$11,450	\$11,450
28 - S/S Barrel Racks		\$250	\$7,000
8 plastic Wine Transport Tanks 320gal		450	\$3,600
14 - Cube Plastic Tanks 1,000 L 300gal		\$500	\$7,000
5 - SK 1000gal Tanks,		\$9,400.00	\$47,000.00
2 - SK 1000gal S/S Tanks, variable tops		\$7,950.00	\$15,900.00
1 - GW Kent 550 gal. S/S cube tank,		\$8,000.00	\$8,000.00
1 - Marchisio 86gal Var. Top tank		\$900.00	\$900.00
1 - Marchisio 140gal S Var. Top Tank		\$1,100.00	\$1,100.00
6 - Raynox 300 gal. Stackable Tanks		\$3,000.00	\$18,000.00
1 - Raynox 330 gal. Var. Top Tank		\$3,450.00	\$3,450.00
2 - Letina/GW Kent 84gal Var. Top Tanks,		\$900.00	\$1,800.00
2 - Letina/GW Kent 550gal Var. Top Tanks		\$4,750.00	\$9,500.00

	2 - Raynox 1,056 gal. Tanks,		\$9,400.00	\$18,800.00
	2 - Raynox 1585 gal. Tanks,		\$14,750.00	\$29,500.00
	3 Vance Tanks 2356GAL		\$21,000.00	\$63,000.00
	37 American oak		\$100.00	\$3,700.00
	6 Hungarian Oak		\$100.00	\$600.00
	97 - French Oak Barrels		\$100.00	\$9,700.00
	wine making supplies i.e.- yeast, neutrint, chemicals		\$0.00	\$0.00
	Assorted Labels		\$0.00	\$0.00
	360 Picking Trays	In Storage photo to follow	\$25.00	\$9,000.00
	Transfer Impeller Pumps, 1 1/2"		\$4,500.00	\$4,500.00
	Transfer Impeller Pumps, 1 1/2"		\$1,800.00	\$1,800.00
	Rotary bottling table		\$2,000.00	\$2,000.00
2015	Kubota Zero Turn Mower			\$6,250.00
2011	Kubota RTV 1140			\$11,000.00
2011	Kubota L4240 Tractor			\$15,000.00

2015	Kubota RTV900 Utility Vehicle		\$9,250.00
2010	Ford F250 Diesel Truck		\$10,000.00
2006	Down Easter 12' Dump Trailer		\$6,000.00
	20' Enclosed Trailer		\$7,500.00
2009	Locke 20' Gooseneck Trailer		\$10,000.00
2018	Vicon PS201 Fertilizer Spreader		\$1,500.00
2009	Weed Badger 4200 vineyard row cultivator		\$5,000.00
2010	Woods 7200PRD Mower Attachment		\$4,250.00
	Vineyard Nets		\$5,000.00
2012	Enviromist ATV Sprayer		\$5,000.00
2018	Tyfon Grape Sprayer		\$6,000.00
	Bolzoni Forklift Attachment		\$3,250.00
	Brush Hog S0600 Mower Attachment		\$2,000.00
	Roto Tiller Attachment		\$2,500.00
2016	Epps Power Washer		\$1,250.00
2019	Alitec Forks		\$1,250.00
2009	Woods DS1440 Brush Cutter		\$5,500.00
	Honda EW171 Portable Generator		\$1,000.00
	Honda EV6500IS Inverter Generator		\$2,500.00
	Pallet Racking 175' x 10'		\$7,000.00
	Under Counter Wine Refrigerator		\$500.00
	2 Hobart Commercial Dishwashers	2500.00 each	\$5,000.00
	Upright Bottle Cooler		\$1,250.00
	Banquet Tent 40' x 60'		\$6,000.00
	3 Coyote Moon Show Tents	500.00 each	\$1,500.00
	Mitsubishi FB16NT-AC Electric Forklift		\$10,000.00
2009	Cat 2P5000 LPG Forklift with Bin Rotator		\$15,000.00
2009	Assorted Label Inventory		\$2,750.00
	360 Picking Trays	15.00 each	\$5,400.00
	2 Transfer Impeller Pumps		\$1,250.00
	2 Pallet Jacks		\$1,200.00

GX2 Gelato Machine		\$9,000.00
2 Taylor Slush Machines	10,000.00 each	\$20,000.00
2 Bay Slushy Machine	800.00 each	\$1,600.00
Bakery Display Cases		\$1,750.00
Commercial Oven		\$1,200.00
2 Fryers		\$1,800.00
Sandwich Station		\$1,750.00
Commercial Freezer		\$3,000.00
Flat Top Grill		\$1,500.00
Red Chairs and Tables		\$2,750.00
Tri-Clamps and Gaskets Assorted Sizes		\$1,125.00
Lab Supplies Glassware and Filters		\$2,750.00
VA Still		\$1,750.00
Ebulliometer		\$850.00
Copy Machine		\$850.00
3 Computers		\$1,000.00
Office Furniture		\$1,750.00
Office Supplies		\$550.00
Shrink Wrap Machine		\$1,750.00
Compressor		\$800.00
Total		\$710,967.00



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

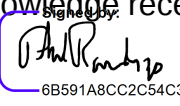
New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Michael Foster, Broker (print name of Real Estate Salesperson/
Broker) of Foster Real Estate, Tranzon (print name of Real Estate company, firm or brokerage)

Philip Randazzo, Officer Coyote Moon Vineyards
(I)(We) _____

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:


6B591A8CC2C54C3...
Buyer/Tenant/Seller/Landlord Signature _____ Date: 8/21/2026

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

Put Tranzon to Work for You

Tranzon is one of the largest and most successful real estate and business asset auction companies in the country. We sell property in the shortest possible time, at the highest possible price.

- 30 offices from coast to coast
- 100 team members
- Certified Auctioneers Institute (CAI), Accredited Auctioneer of Real Estate (AARE), and Auction Marketing Management (AMM) designated auction professionals
- Leading-edge technology

The Tranzon Market-Making System™

Tranzon's proprietary Market-Making System™ is a proven-effective methodology for the accelerated sale of real estate and other business assets. Our System offers sellers the benefits of our national reach and extensive experience, combined with local market knowledge, the most advanced online marketing techniques, and the benefit of our proprietary database of potential auction buyers.

The Tranzon Market-Making System™

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Effective in selling everything from single properties to large inventories.
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- Ballroom Auctions
Multiple properties can be sold at a single live auction event.
- Sealed Bid Auctions
Particularly useful for selling assets with narrow or unusual market appeal.
- Simultaneous Live and Online Auctions
Combines the best of live and online auctions, helping attract the greatest number of bidders.

Let Tranzon's Market-Making System™ work for you. With trained and licensed staff who are among the most talented, experienced and longest-tenured in the profession, Tranzon provides a single point of contact for all of your local, regional, and national real estate needs.

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