



**Fountains
Land**
AN F&W COMPANY

Alder Brook Parcel

A Southern Adirondack building lot with existing graveled driveway access, roughed-in interior roads, and a camp or home cleared building site with attractive valley and mountain views.

Alder Brook Parcel is a prime Southern Adirondack building lot with driveway access, cleared home site, and beautiful views, just minutes from Lake George and the surrounding lakes. Key features include:

- Existing graveled driveway, roughed-in interior roads, and cleared building site ready for a camp or home
- Expansive views of the Alder Brook Valley and surrounding Adirondack mountains
- Convenient location: 10 minutes to Bolton Landing on Lake George, 15 minutes to Brant, Loon, and Schroon Lakes, and 30 minutes to Glens Falls

Property Highlights

-  **\$84,000**
-  **6 Acres**
-  **Horicon, NY**
-  **Multiple Use**



Sam Caldwell | Real Estate Salesperson
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www.fountainsland.com

LOCATION



The existing graveled driveway on the property.

The property is situated on the municipal boundary between the towns of Horicon and Bolton Landing, New York, in the southern Adirondacks. The village of Bolton Landing, situated on Lake George, offers two public beaches, a public boat launch, and a variety of shopping and dining options, all just a 10-minute drive to the southeast. Additionally, within a 15-minute drive to the north, you can find public boat launches on Brant Lake, Loon Lake, and Schroon Lake.

This area also provides access to the Pharaoh Lakes Wilderness and thousands of acres of New York State Forest Preserve. The main commercial center of the region, Glens Falls, is a 30-minute drive to the south and includes a hospital and a small airport. Albany International Airport is located an hour's drive to the south. New York City is approximately three hours to the south, while Montreal is about 2.5 hours to the north.



Road frontage with the property on the right.



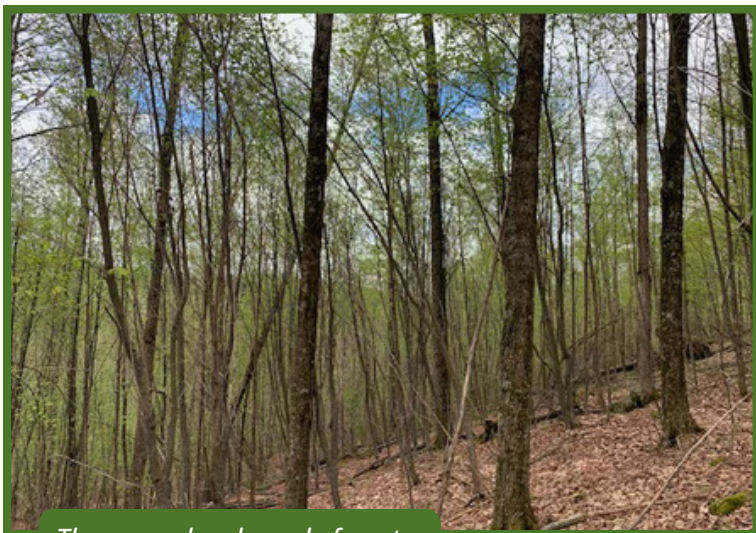
Roughed-in driveway facing north.

PROPERTY DESCRIPTION



Looking southeast from the clearing on the property.

The land is ideal for a buyer seeking a rural building lot, with some existing infrastructure established, to use as a basecamp for exploring the multitude of recreational opportunities that characterize the Southern Adirondacks. From the road, the terrain is relatively flat, and there are several house site options. As one goes further west into the property, the grade steepens, then plateaus, where there is an existing clearing overlooking the Alder Brook Valley and surrounding mountains. The land has almost an exclusively south/southeast aspect, with the exception of the very top of the property, where the aspect starts to change toward the north/northeast, and there are filtered views of the southern foothills of the Adirondack High Peaks Region. The forest is dominated by 8"-12" Sugar Maples, evenly spaced with nice crowns. There are various locations on the property that, with limited tree thinning, would have dramatic mountain views, without a house in sight.



The young hard maple forest.



The hard maple stand.

ACCESS



Road frontage looking south.

The property enjoys 330 feet of frontage along Alder Brook Road, a paved town-maintained road. There is an existing graveled driveway on the northern end of the property that leads to a roughed-in driveway, which climbs steeply to a clearing. Additionally, there is a logging road that bisects the lot and could be easily improved. There is currently no power at the road frontage, with the closest utility pole approximately 1,000 feet to the north.

TAX & TITLE



Looking north from a clearing on the property.

The property is owned by LandBuck LLC and is being sold by the owner, who is a licensed New York State real estate salesperson. The deed is recorded in the Warren County Clerk's Office in Book 4660, Page 281. The annual property taxes are \$118.30.

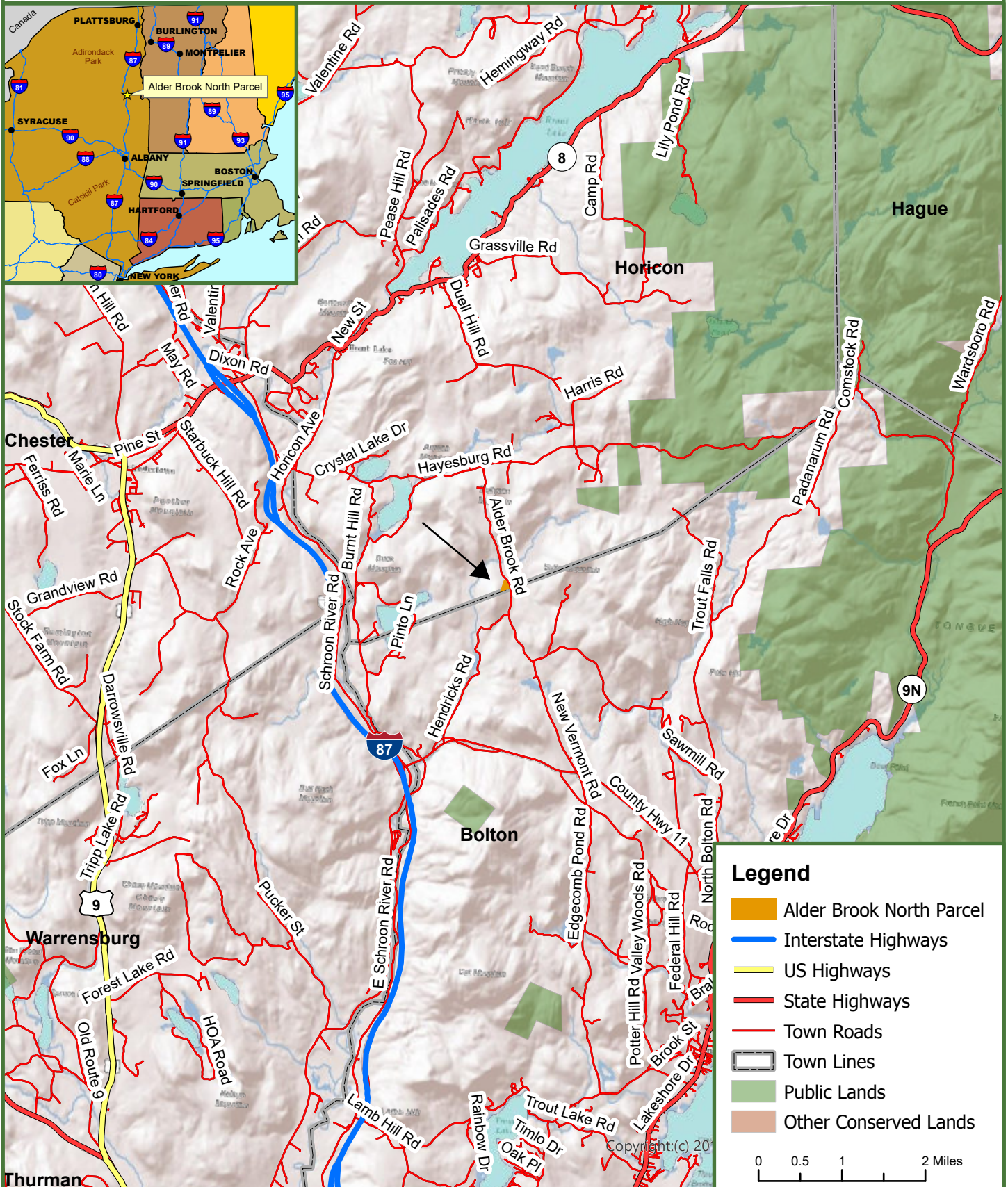
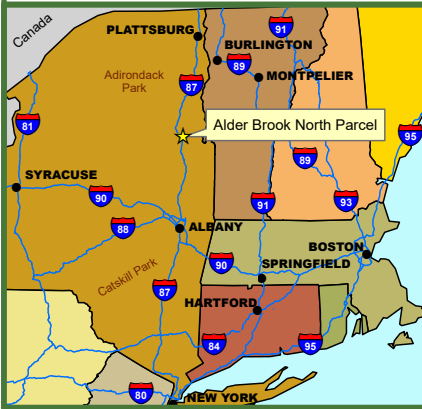
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.











Locus Map
Alder Brook North Parcel
6.00 Survey Acres
Horicon, Warren County, New York



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Legend

-  Alder Brook North Parcel
-  Interstate Highways
-  US Highways
-  State Highways
-  Town Roads
-  Town Lines
-  Public Lands
-  Other Conserved Lands

0 0.5 1 2 Miles



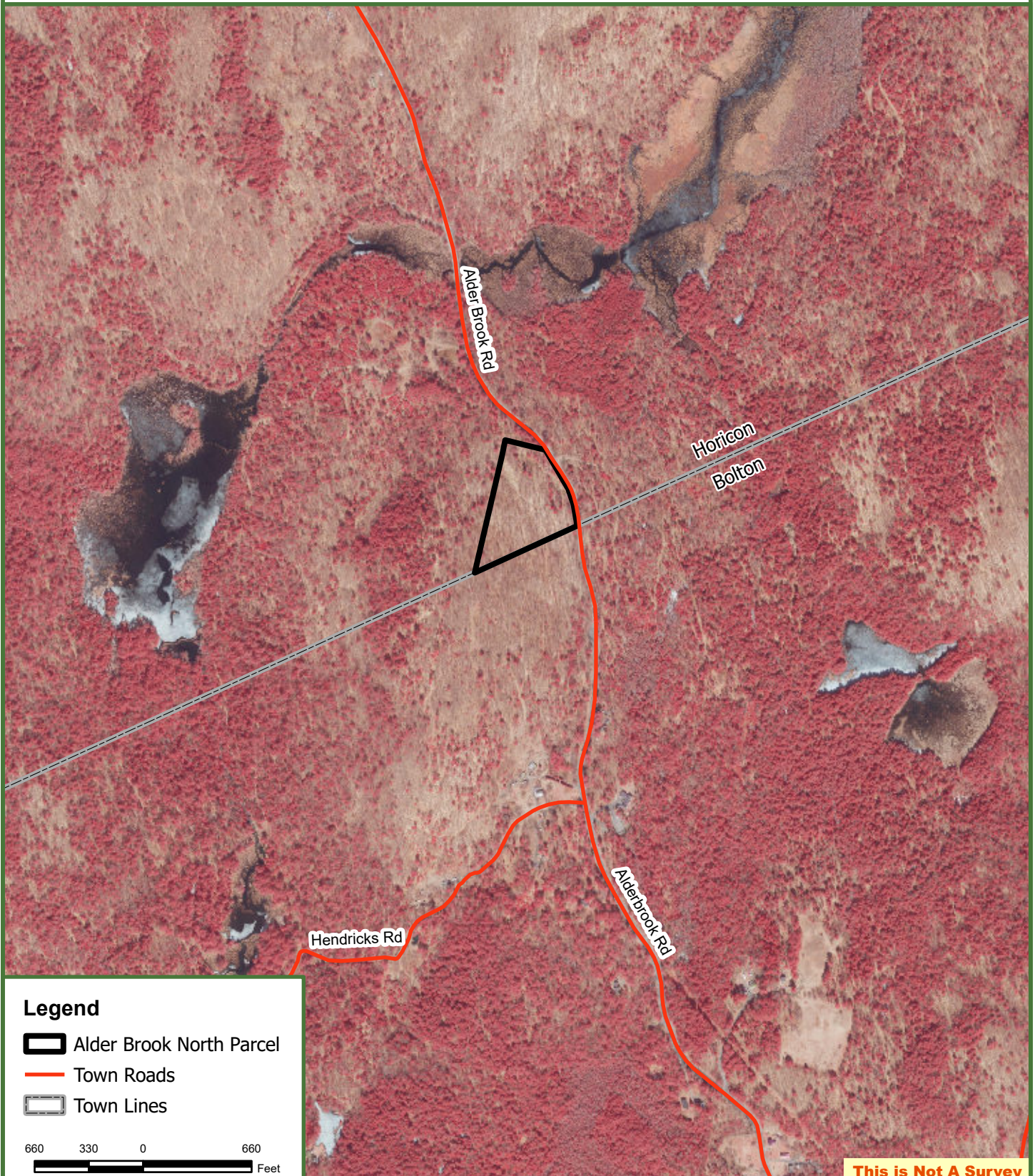
Alder Brook North Parcel

6.00 Survey Acres




Horcon, Warren County, New York



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Legend

-  Alder Brook North Parcel
-  Town Roads
-  Town Lines

660 330 0 660
Feet

This is Not A Survey

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



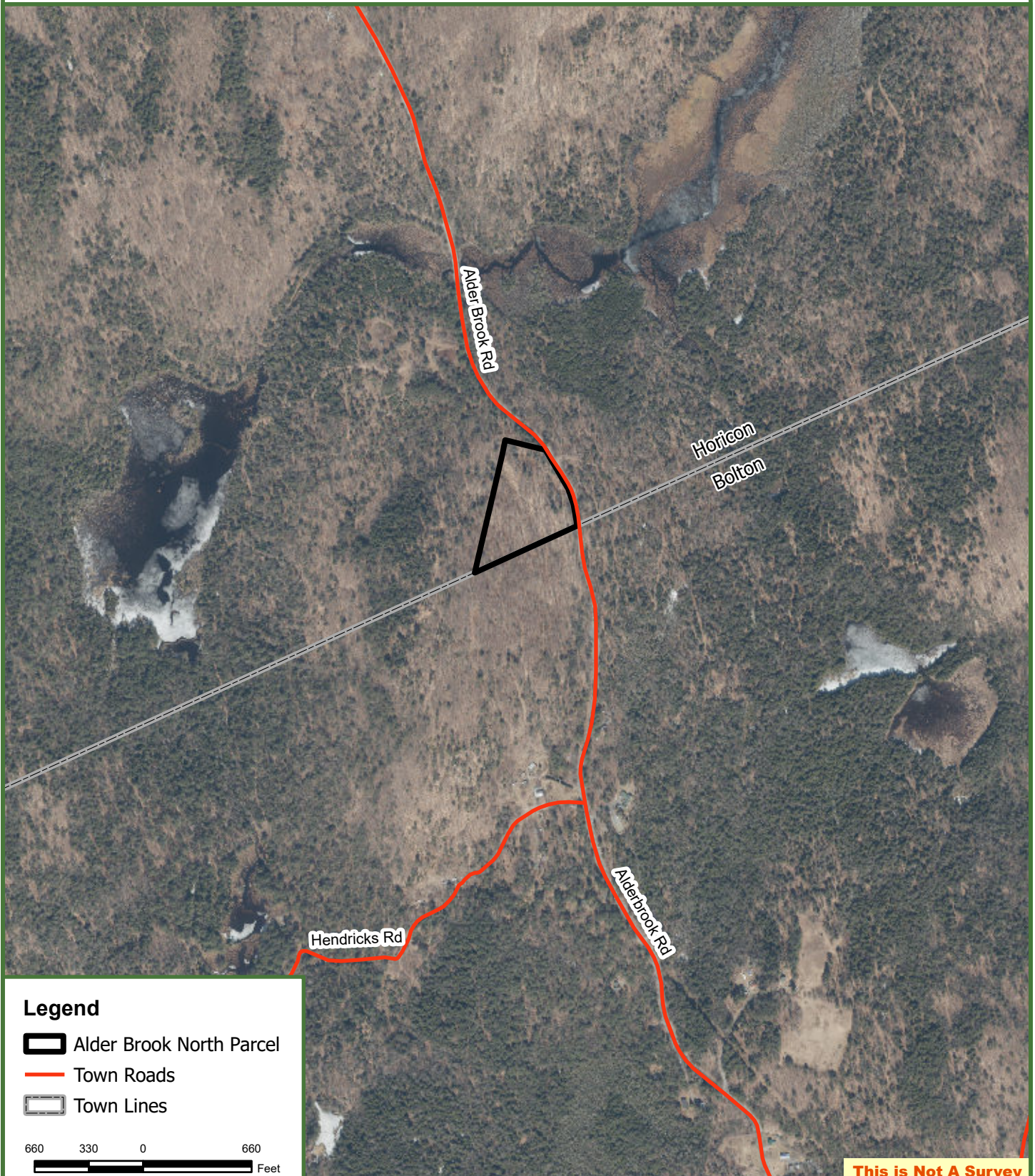
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Horcon, Warren County, New York




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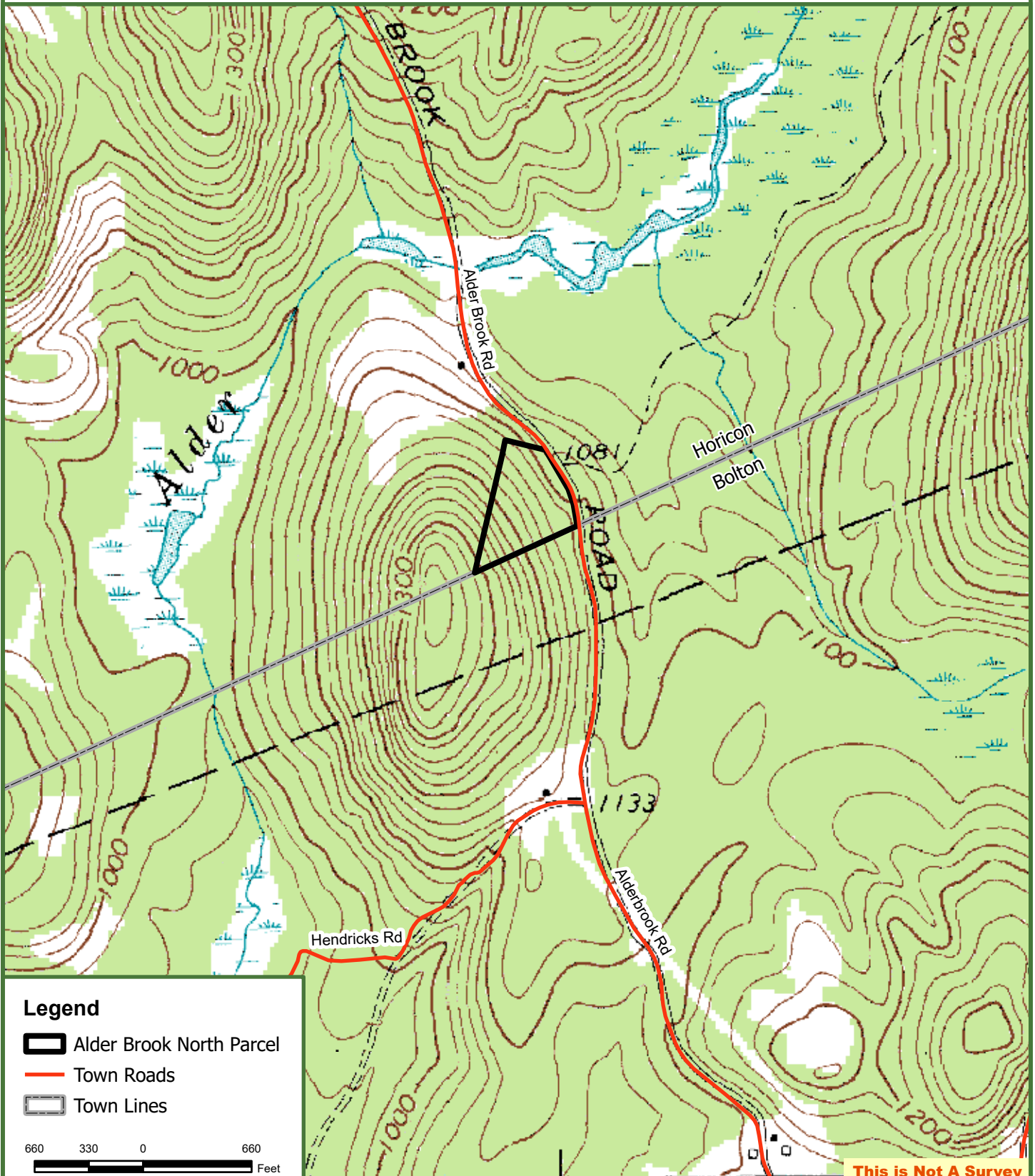
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New York State
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Web site: www.dos.state.ny.us

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 and sellers of property to advise the potential buyers and 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 associates.

Throughout the transaction you may receive more than one disclosure form. The law requires 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 interest. 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 inconsistent 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 can not 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 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.

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 to negotiate the purchase and sale of real

estate. 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 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 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.

This form was provided to me by Sam Caldwell (print name of licensee) of Fountains Land
(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- ☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)
- ☒ Seller’s agent

☐ Buyer’s agent
- ☐ Broker’s agent

☐ Broker’s agent
- ☐ Dual agent
- ☐ Dual agent with designated sales agent

If dual agent with designated sales agents is checked: _____ 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: _____