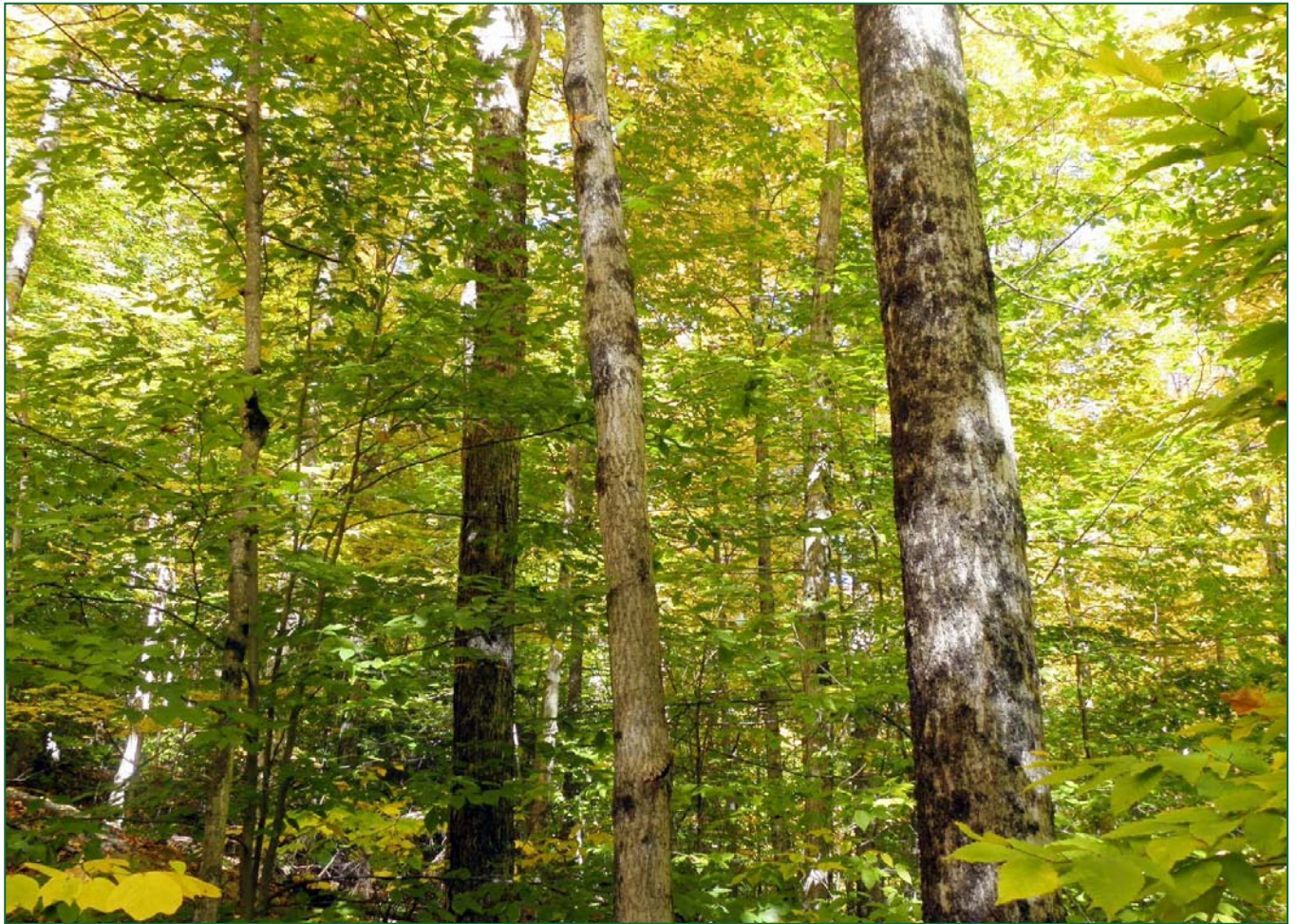


# fountains

## WILLIAM HENRY FOREST

*A beautiful maple property with a scenic wilderness pond, adjacent state lands, long road frontage and multiple building sites.*



**360 Acres**  
**Indian Lake, Hamilton County, New York**

**Price: \$379,000**



## OVERVIEW

The 360-acre William Henry Forest in the Gore Mountain Region of the Adirondacks is an extraordinary forest property. Affectionately named such by its longtime owner, it is being offered publicly for the first time in nearly 50 years. Highlights include:

- Decades of management for high-quality sawtimber production, resulting in an exceptional sugar maple resource and a great deal of flexibility for the next ownership, with timber, wildlife, recreation and sugar bush options;
- Close proximity to State Route 28, providing easy access to the surrounding Gore Mountain Region and the central Adirondacks;
- Ownership of 80% of the shoreline along Aldous Pond, a scenic and undeveloped 3-acre gem whose other shoreline is Forever Wild State Forest Preserve lands, tucked privately away from the road frontage and accessed by an extensive hiking trail system;
- Excellent year-round or weekend home site options with long frontage on scenic Cleveland Road and five potential home site envelopes reserved out of the property's 480a Current Use plan.



**William Henry has been meticulously managed under a written forestry plan for decades and this is evident when you walk through its well-stocked, quality hardwood stands.**

## LOCATION

William Henry Forest is in the central Adirondack town of Indian Lake, just outside the hamlet of North River. Nestled along the upper headwaters of the Hudson River, this small community is well known for its white-water rafting, cross-country skiing and fishing opportunities.

North Creek Village lies 5 miles south of the property and offers an inviting mountain retreat atmosphere with several shops, a wine bar, a bakery/cafe and hotel services. North Creek is also home to the popular Gore Mountain Ski Center. With over a hundred downhill trails and thirteen lifts, it is recognized as one of the most popular ski destinations in New York.

North Creek is one hour north of Saratoga Springs, 1.5 hours from Albany and 4 hours from New York City.



**Aldous Pond is a 3-acre wilderness pond set along the property's western bounds and is accessible by foot or all-wheel drive vehicle.**



## ACCESS and ZONING

The property is accessed and bisected by Cleveland Road - a quiet, four-season, town-maintained artery that connects the property and its neighbors to nearby Route 28. There is an impressive amount of road frontage here including 7,970' on the west side and 3,350' on its eastern flank. Electric and phone services are available roadside and a recently drilled well is located near the property's only structure, a barn along Cleveland Road.

With this much road frontage, there are many property-use options including sugaring, home site development, forestry and recreation. Enhancing the access are three miles of well-planned forest roads that lead well into the heart of the land, providing dry weather access for trucking out logs and outstanding recreational access to Aldous Pond and its surrounding forest setting.



**Cleveland Road provides excellent access to the property and connects it with the central Adirondack community.**

Directions – From the intersection of Routes 28 and 28N in North Creek (across from the Ski Bowl Entrance) , travel 8.1 miles west on State Route 28 to Cleveland Road, which will be on the left. Take Cleveland Road and drive 1.5 miles south, at which point you'll see a Fountains sign near the barn on the left. The property lies on both sides of Cleveland Road.

APA Zoning is primarily Rural Use (8.5 acres/principle structure) along Cleveland Road, with an area of Moderate Intensity just south of the barn and Resource Management in the far western corner near Aldous Pond. Five one-acre building envelopes near the road frontage have been earmarked as “non-committed” in the property’s 480a management plan as potential sites for new home construction.



**The small pond near the barn and road would be an inviting backdrop for a future home.**



## THE LAND and its LEGACY

Every so often, a person will purchase a piece of land and then pour their heart and soul into it for the rest of their life. Such is the case when Robert C. "Bob" Davidge purchased this property back in 1967. Bob had a life-long love and respect for forests and nature. Raised in a small, rural New York town, he and his siblings developed an abiding love for a simple life spent close to the land. From a young age, Bob practiced environmental stewardship long before it was widely adopted. While college introduced Bob to the beauty of the Rocky Mountains and his work with GE took him around the world, he felt most at home on his property in New York.

He saw himself as a steward of God's creation and worked tirelessly to care for his land. An engineer by vocation, in retirement he returned to school to study forestry and land management. He put his knowledge to work as he developed long-range plans for this property he called William Henry.

The results of Bob's planning and conservation ethic are evident throughout the property. He sited a pond next to the barn and later added ponds around the lower reaches of the property to increase habitat for wildlife. He also mowed walking paths near the barn, offering an alternative to the rougher trails and logging roads deeper in the property.

As he entered the last decades of his life, Bob made plans to ensure that his rural properties would continue to be owned by people who shared his commitment to honoring nature and helping the forest to flourish. William Henry is the last, and largest, of Bob's properties. As the land's stewards, the trustees continue to honor their father's wishes by looking for a buyer who shares Bob's commitment to being a caretaker of this piece of extraordinary working forest in the Adirondack Park.

The historic 30' x 34' timber frame barn pictured on this page was built before Bob's ownership and reflects the property's rich farmstead heritage. Bob eventually used this building as a summer camp where he spent many weekends enjoying the landscape and managing the forest. A drilled well is already in place and a nearby one-acre pond could be the perfect backdrop for a future home site. The barn can be used as a temporary camp for the next owners or as a large storage building for ATVs, tractors, snowmobiles or other equipment once a new home or camp is constructed.



**The property was the life's passion of the owner, who saw himself as the land's steward. The meadow above can easily be converted to a wildlife food plot. The barn below is the only structure on the property and has been used as a camp and for equipment storage.**



## TIMBER

The forest at William Henry has been cared for under the guidance of a written management plan since 1985, and the results are evident. Recognizing that forests need management, Bob worked with a local forester and logger to develop a sustainable timber management program, which, over the years, has resulted in a healthy forest where hardwoods are able to thrive and animals find needed food and shelter.

Species composition is highlighted by an impressive sugar maple resource representing most of the sawtimber value property wide. Accompanying species include ash, birch, beech, hemlock and white pine. Along the trail to Aldous Pond are impressively large sugar maples, undoubtedly the property's finest timber stand.

There have been three harvest entries over the past three decades – 1985, 2001-2002 and most recently from 2011 to 2013. The ownership has pursued an uneven-aged management strategy with the goal of using single tree and group selection methods to establish multiple age classes of quality northern hardwoods.

Most forest stands are on an 8-12 year thinning cycle with a target residual basal area around 80 BA. The only stands not thinned since 2002 are stands L, M, and W1 (a total of 58 acres), as designated on the forest type map in this report. These stands can be thinned any time in the near future; the thinning cycle for all stands then resumes again around 2022.



William Henry Forest Type Classification					
Stand	Acres	Forest Type	Dia Class	Basal Area	Trees/ac
A	24	White Birch	SS	87	1636
F	27	N Hardwood	PT	97	510
G	7	N Hardwood	PT	56	394
H	54	N Hardwood	ST	115	442
H1	21	N Hardwood	ST	125	892
H2	33	N Hardwood	ST	105	430
I	64	Mixedwood	PT	113	953
J	43	N Hardwood	ST	112	595
L	28	N Hardwood	PT	92	441
M	30	Mixedwood	ST	111	894
W1	8	Mixedwood	PT	135	762

**The uneven management strategy has resulted in a healthy hardwood forest where trees and wildlife both thrive.**

Please contact Fountains for a copy of the property's 480a plan and inventory. Our **ROUGH** Ocular estimate of Capital Timber Value is somewhere near \$700-750/acre.

## TAXES and TITLE

Annual property taxes in 2015 were \$2,132. The property IS enrolled in New York State's Real Property Tax Law 480-A, which significantly reduces the annual tax burden. The property is listed as Town of Indian Lake tax parcels 67.000-1-27.1 and 67.000-1-51. Deed information can be found in the Hamilton County Clerk's Office Book 187, page 460 and Book 191, page 10. Boundaries in the field have been recently painted in fall 2015 and are in generally good condition.

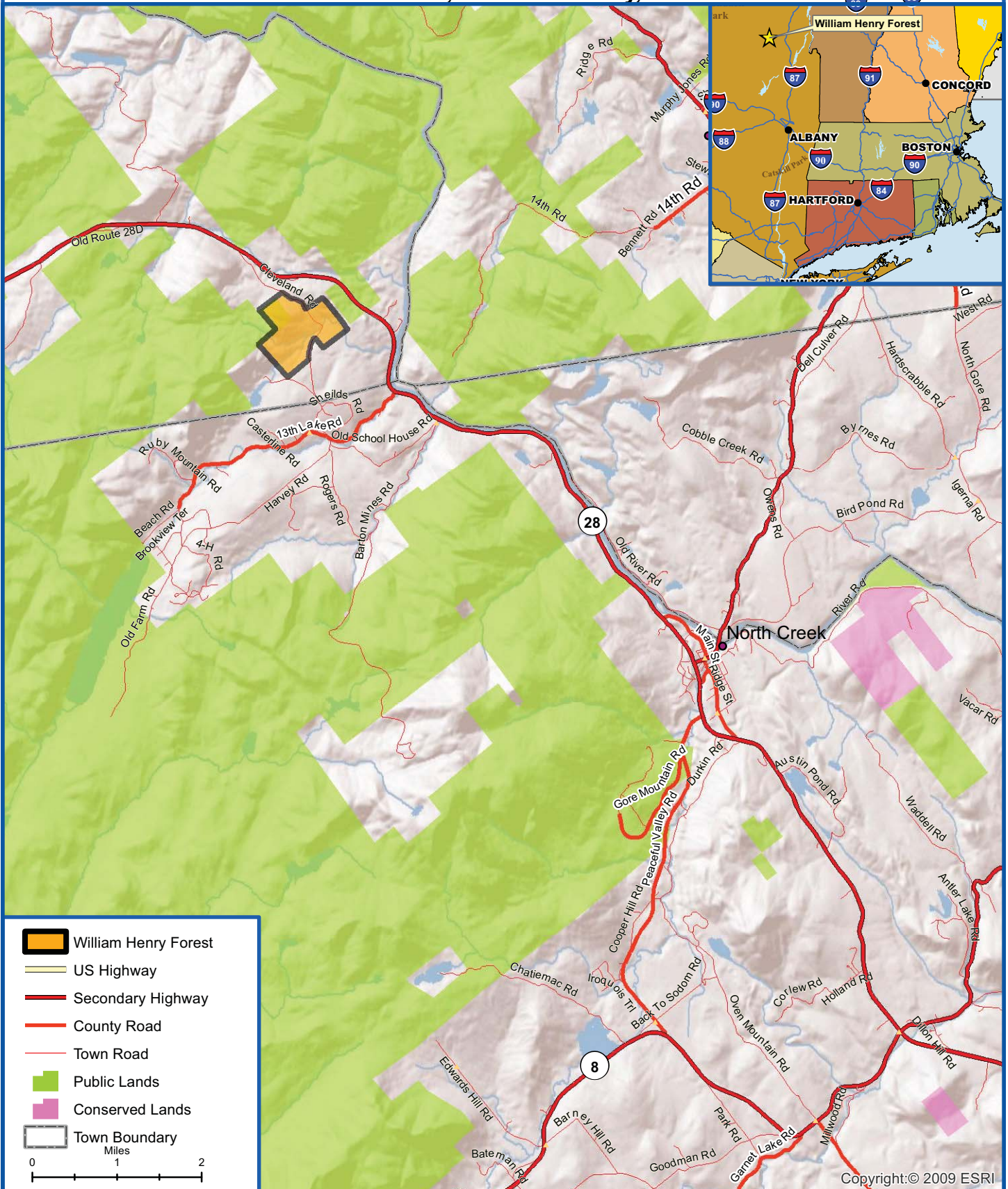
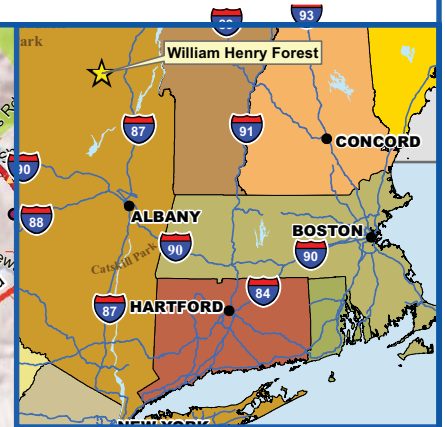
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Locus Map  
**William Henry Forest**  
366 GIS Acres  
Indian Lake, Hamilton County, NY

fountains



Copyright:© 2009 ESRI





# William Henry Forest

366 GIS Acres

Indian Lake, Hamilton NY

fountains



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



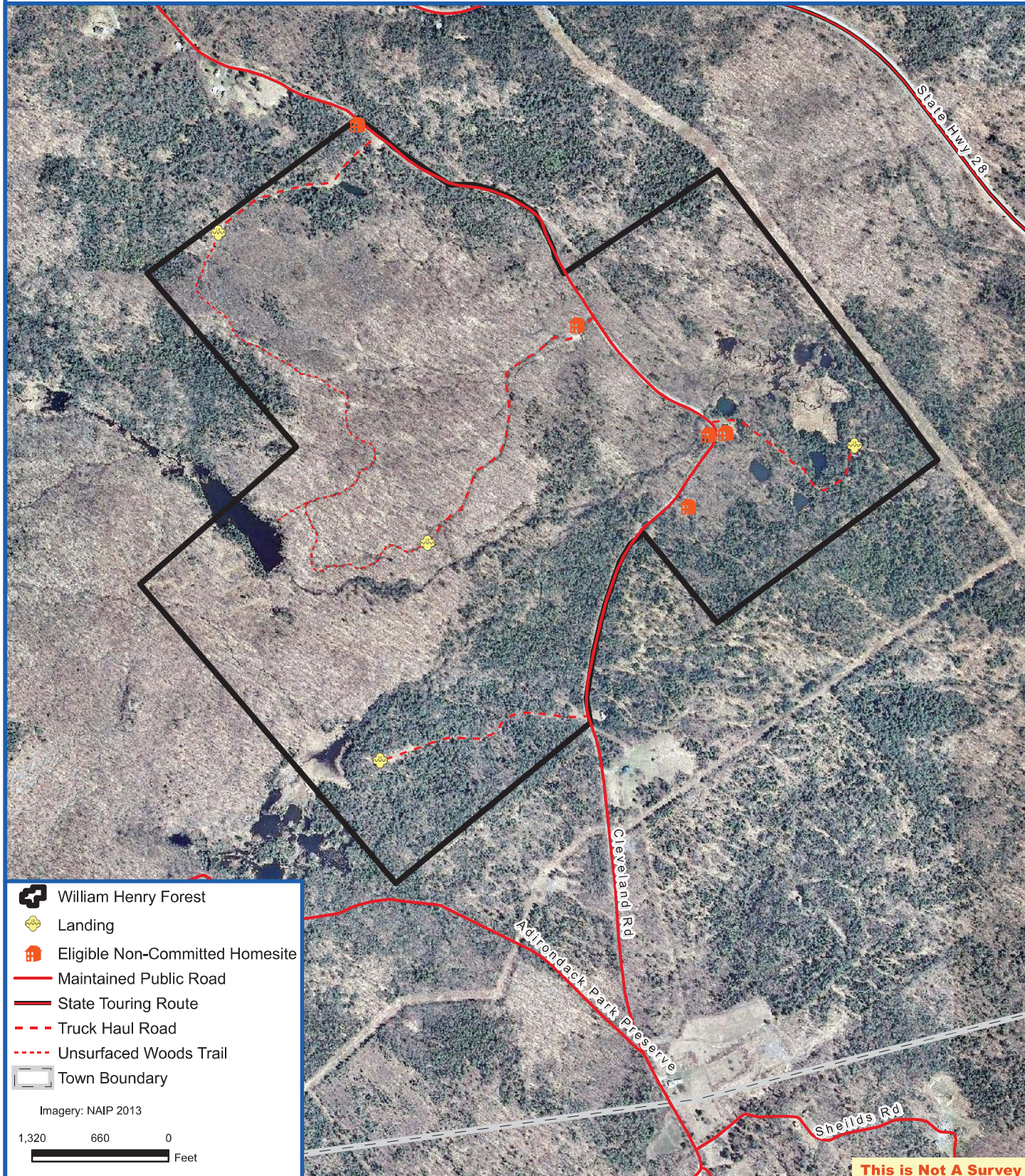


# William Henry Forest

366 GIS Acres

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New York State  
DEPARTMENT OF STATE  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001

Customer Service: (518) 474-4429  
Fax: (518) 473-6648  
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## **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 Todd Waldron (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: \_\_\_\_\_