



**Fountains
Land**
AN F&W COMPANY

PETERSBURGH FOREST

Long road frontage, good building sites, and a central location between Albany's Capitol District, the Berkshires and the Green Mountains.



***130 Acres
Petersburgh and Berlin, Rensselaer County, New York***

Price: \$159,000

LOCATION

The 130-acre Petersburg Forest in Rensselaer County is a large, upstate New York property for sale with rolling, wooded acreage that's ideally suited for a future weekend retreat. The property is situated in the towns of Petersburg and Berlin, within the Little Hoosick River Valley. Lying within an easy 45-minute drive of the Capitol Region of Albany, the surrounding countryside is tucked between the Taconic Range to the east and the nearby Rensselaer Plateau. The surrounding neighborhood consists of country residences, rolling hardwood hills and family farms.

The village of Berlin (population 2,800) lies within 5 miles of the property along Route 22, and offers a nearby gas and convenience store stop. Troy (population 50,000) is situated twenty-one miles to the west along the Route 7 corridor and has a host of shopping, dining and cultural amenities to offer.

Williamstown and North Adams, MA are two highly popular Berkshire communities which are located 12 and 17 miles (respectively) to the east along Route 2 in New York and Massachusetts. Williamstown is home to Williams College, the Clark Institute and the Williamstown Theater Festival. Mass MoCA, a modern art museum, is a popular destination in North Adams and is within an easy half hour's drive of the property.

Bennington, Vermont is located within 16 miles of the property along nearby Route 7 and is a gateway to the nearby Green Mountain National Forest.

ACCESS

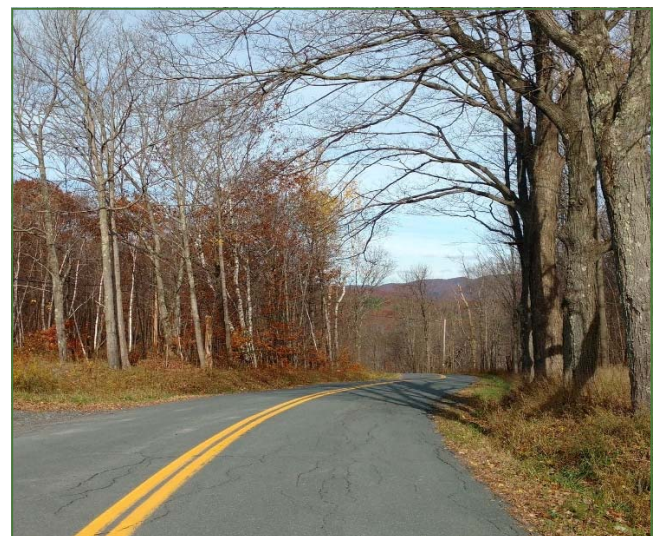
The property's long, paved, four-season, maintained road frontage with electric and phone utilities available roadside enhance future building opportunities and year-round outdoor enjoyment.

Highlights include 1,820' of frontage along Cold Spring Road, a paved, town-maintained road connecting the neighborhood to Petersburg and Berlin. Terrain along the southern 150' in the town of Berlin is relatively steep. The road frontage then moderates, driving northward, and there are two main entry points along the frontage. First is a gated short driveway spur to a former mobile trailer a couple hundred feet off the road at top of the hill. The second point of access is a former log landing near the northern boundary line which could be easily upgraded into a driveway and future homesite as well.

Middle and Bottom—the property has 1,820' of frontage on Cold Spring Road, a four-season, town-maintained road linking the neighborhood to nearby Berlin.



Petersburgh Forest is situated within easy driving distance of Albany, Troy, Bennington, Williamstown and North Adams.



ACCESS (continued)

From here, there are several ATV trails which feather out across the land and enhance recreational enjoyment for riding, hiking, hunting and snowmobiling.

SITE OPPORTUNITY

Petersburgh Forest is a classic multiple-use property that can offer weekend enjoyment and attractive country living options while also providing a long-term platform for land investment, wildlife, forestry, open space and recreation.

There are opportunities for building a year-round home or weekend retreat located close to the Cold Spring Road frontage, where access is good and electric service is readily available. The ground is gently sloping in this vicinity, soils are well drained and there is plenty of tree cover for privacy and enjoyment of the forest.

From the road frontage, the property's mountain and hollow type terrain is defined by a long hardwood finger ridge extending off the main spine of the Taconic Range. The land climbs steadily up from the Cold Spring Road frontage for a few thousand feet toward the southeast corner of the land, which is the highest point on the property at 1,980' elevation. You can ride the ATV trails up the hill through a sloping hardwood forest that can be used for hunting, riding, hiking and other outdoor pursuits.

The property had been leased to a local hunting club for several years prior to being put on the market and the turkey and deer hunting is reported to be very good.

PROPERTY TAXES

Annual property taxes in 2018 were \$4,767. The property **IS NOT** enrolled in New York State's Real Property Tax Law 480-A, which reduces the annual tax burden by as much as 80%.

The property is listed in the Rensselaer County Real Property Tax Service in Troy, NY as Town of Petersburg & Berlin parcels #109-2-5 and 109-2-41. Deed information can be found in the Rensselaer County Clerk's office, recorded in Book 8590, Page 248. Maps in this report are based on tax, deed and survey information. Deed acreage is 130.1 acres, while tax map acreage is 172.07 acres.

A mobile home trailer currently sits on the property just off the Cold Spring Road frontage.



Petersburgh is a classic multiple use recreation and homesite property with a nice forest.



The forest is predominantly northern hardwoods—birches, maples, beech, aspen and associates.



NATURAL RESOURCES

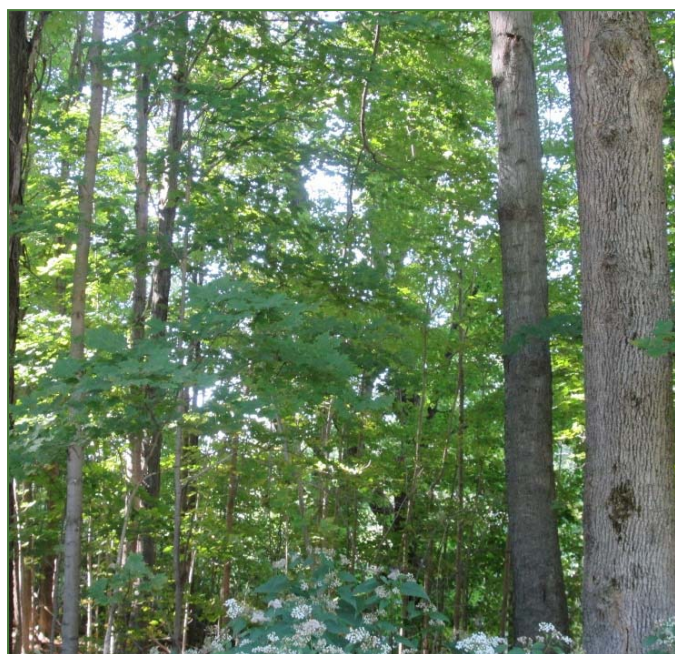
The surrounding Taconic region is well-known for growing world-class northern hardwoods like red oak and sugar maple. Petersburg's strong recreational and home site attributes can be boosted by its long-term forestry potential that can be managed for high-value sawtimber production, wildlife and open space.

Species composition is comprised of a host of quality hardwood species like sugar maple, red oak, ash, beech, basswood and the birches. The property was logged within the last 5-6 years and will be in a growth mode over the coming decade.

Stem quality and height are both considered good, while post-harvest stocking and density also provide a future for this resource. In the interim, you can cut firewood for your hunting camp and home, while letting the forest acreage grow over time with little maintenance required.



There is a good ATV trail network throughout the land.



Several well-drained building sites are available within reasonable distance of the paved road frontage.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains 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.



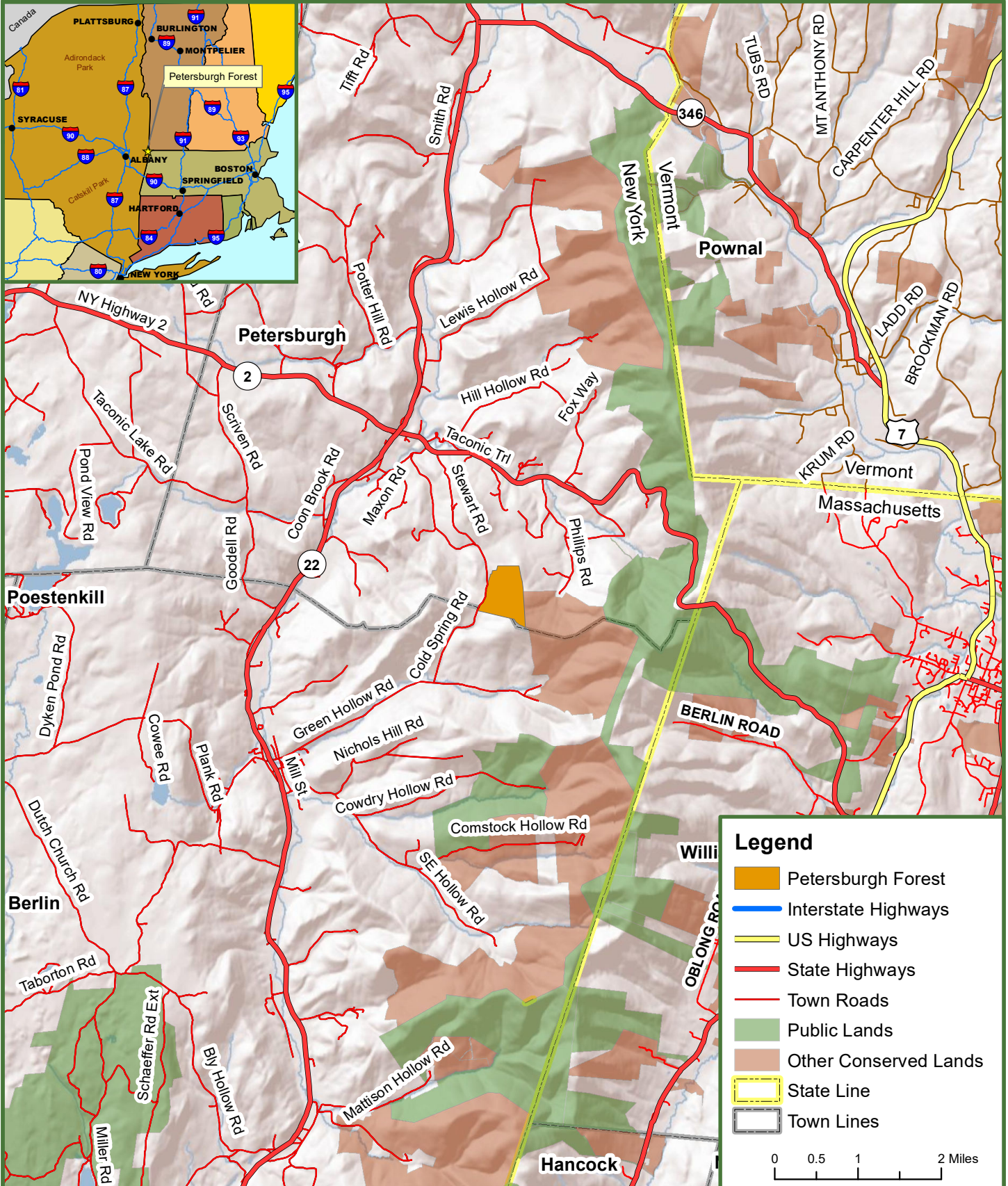
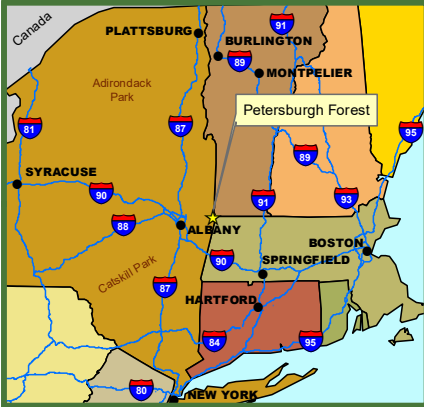
Locus Map Petersburgh Forest

130.1 Deed Acres

Berlin/Petersburgh, Rensselaer County, NY



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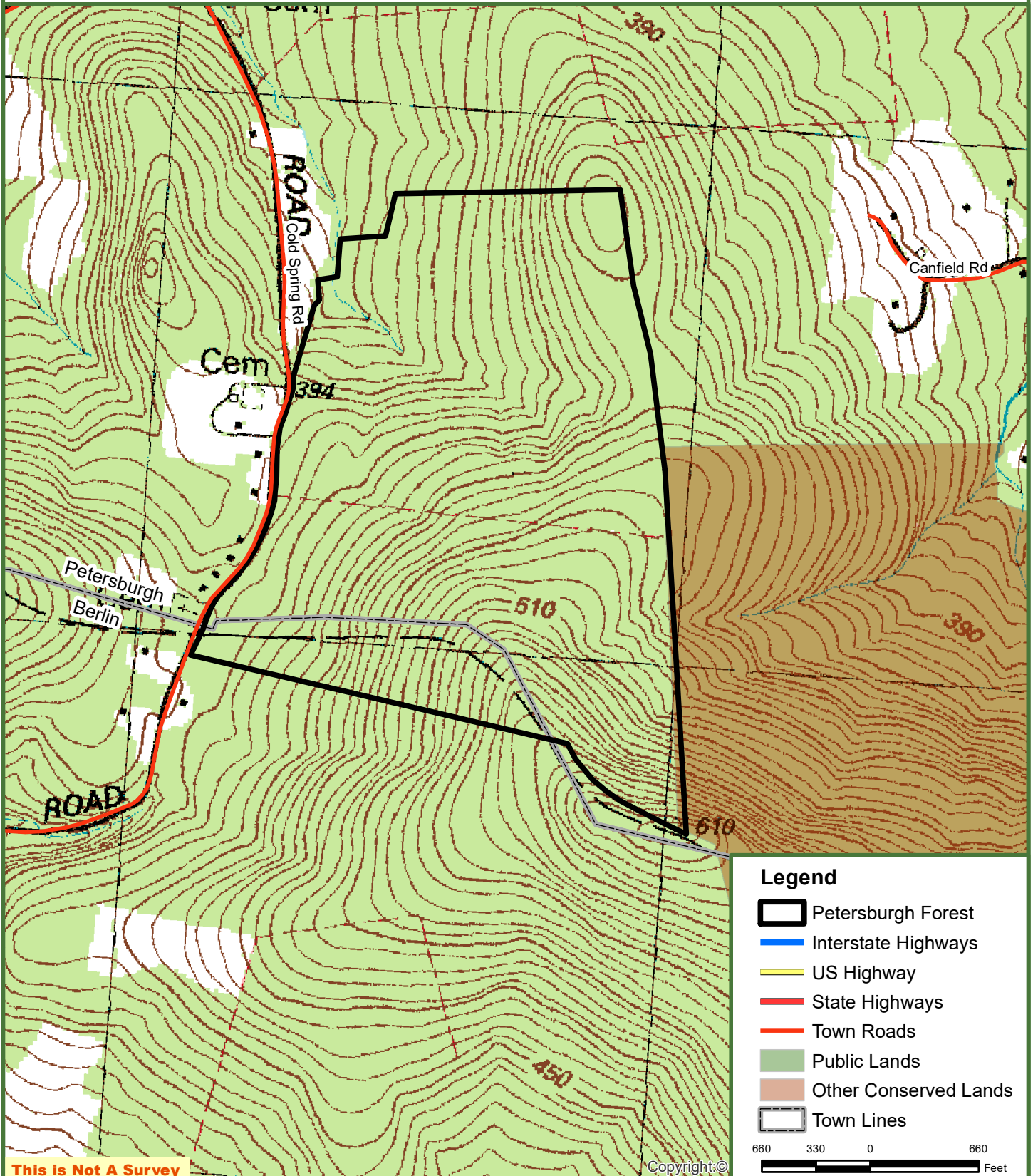
Petersburgh Forest

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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.



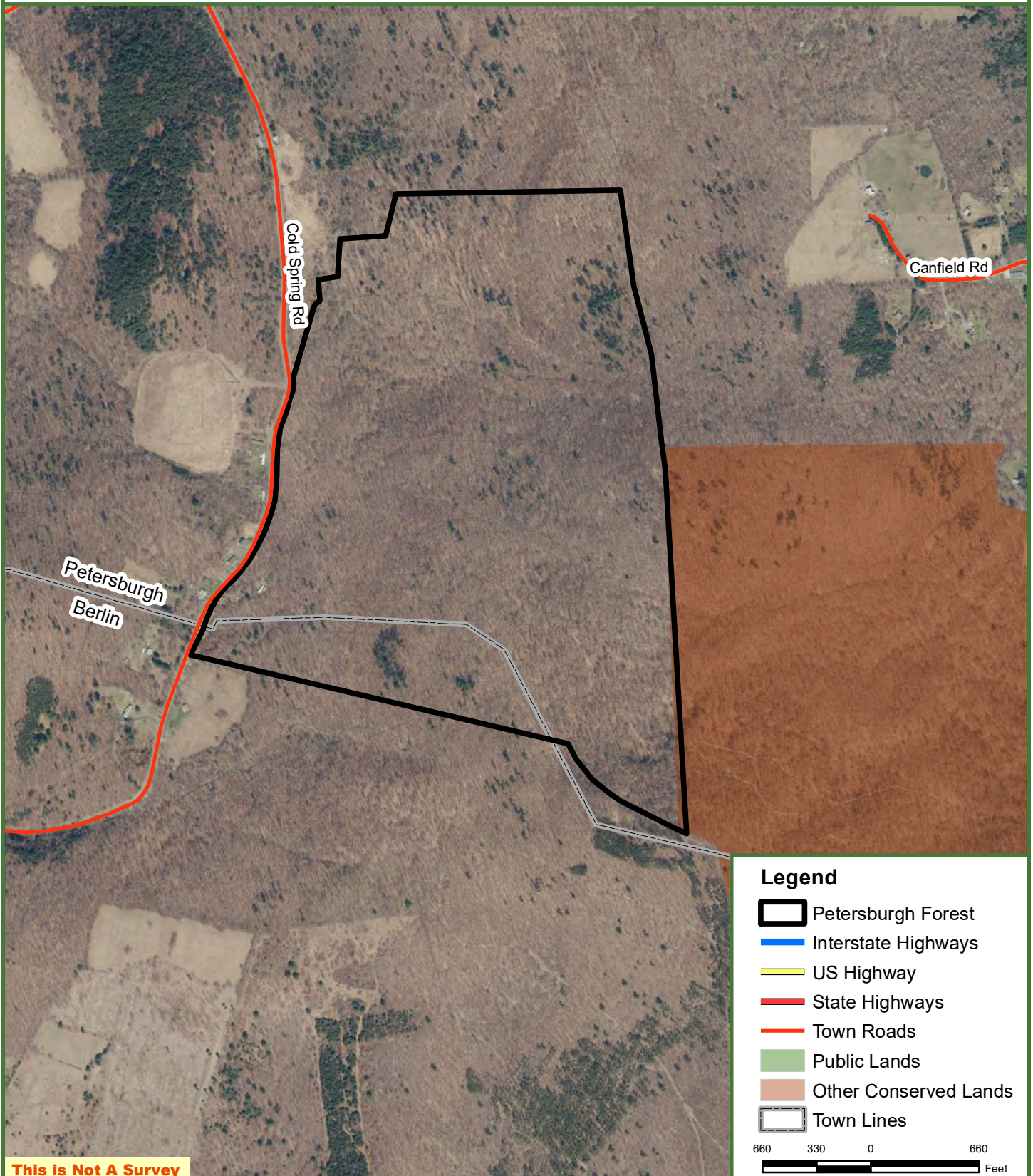
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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
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 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: _____