

RENSSELAER VIEWS FOREST

**Located within a half hour drive of Albany's Capital Region,
this large-acreage property offers a scenic, 5-acre pond,
huge views and a prime home site.**



***318 Tax Acres
Grafton, Rensselaer County, New York***

Price: \$429,000

LOCATION

Fountains is pleased to offer the 318-acre Rensselaer Views Forest, a beautiful property with secluded ponds and sweeping views located within one-half hour of Albany's Capital Region.

The land is situated in the scenic town of Grafton, an historic community nestled within the county's Rensselaer Highland Plateau region. This gently sloping, forested landscape stretches from the Hudson Valley in nearby Troy to the Taconic Mountains paralleling the New York-Vermont-Massachusetts border.

Grafton is a classic northeast hamlet with a general store, fire department, post office and town hall. Grafton Lakes State Park is located within 2 miles of the property and hosts 13 lakes within its 2,000-acre footprint. This popular park offers a public beach with swimming, boating, cross-country skiing and horseback riding options throughout the year.

Route 2, also known as the Mohawk Trail, connects the hamlet of Grafton with regional communities such as Williamstown, MA (17 miles east) and Troy, NY (12 miles west). Williamstown offers a classic Berkshire summer get-away experience and is home to Williams College. Troy is part of the Capital Region's diverse economic hub and is home to Rensselaer Polytechnic Institute (RPI). Malta's Nano Tech Valley is within 35 miles of Grafton to the north along the Adirondack Northway.

New York City and Boston are 3 hours south and east respectively.

ACCESS

Access to the property is considered excellent with multiple entry points as follows:

Foster Road – 320' of year-round frontage, with electric utilities available, create an incredible 4-season building site opportunity with long westerly views of endless sunsets to the west. Foster Road is a town-maintained artery that links back to the Route 2 corridor nearby.

The driveway to a potential homesite has already been established, with close proximity to utilities. From here, there's an established network of ATV trails that wind through the surrounding forest and lead down to the secluded, centrally-located pond.

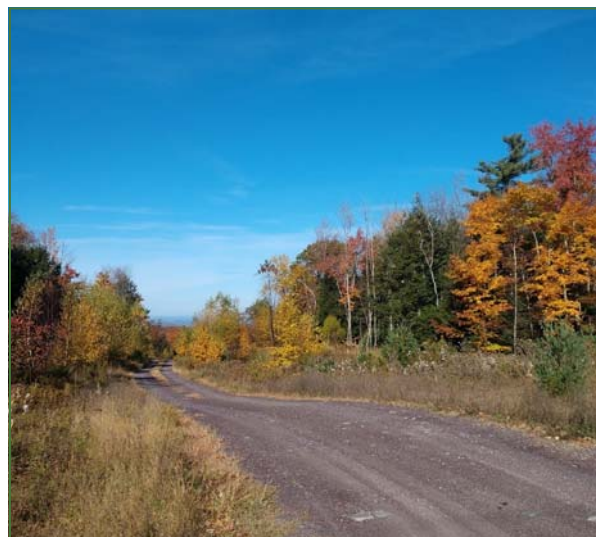
An established driveway to a potential homesite with huge views toward the Albany-Troy area.



The property lies along the beautiful Rensselaer Plateau within a half hour of the Capital Region.



Year round road frontage along Foster Road



ACCESS (continued)

Stuffle Street – There are three access points along this 4-season, town-maintained road that fronts the far western boundary of the property. 50' of frontage at the far southwest corner of the property leads to an ATV trail, winding its way through hemlock and hardwood forests to the pond and nearby beaver flow.

An additional 660' of frontage is located up the street along the town-maintained portion of the land. Just past this frontage, the town maintenance ends and the road continues as unmaintained; here there is approximately 1,000' of frontage near the northwest corner of the property.

Internal access consists of a carefully-designed network of forestry trails that provide good ATV, snowmobile or hiking access throughout the forest.



A scenic, 5-acre pond offers quality habitat for resident wildlife and an aesthetically beautiful water feature to enjoy.

SITE DESCRIPTION

When you think about all of the attractive attributes that a highly-coveted weekend retreat or large acreage investment might include, certain things come to mind, such as a nice water feature, incredible views, good access, nice building opportunities and a convenient but private location. Rensselaer Views Forest is one of those rare properties that has all of these amenities.

Build your home off Foster Road and enjoy the endless westward views and sunsets that highlight the natural beauty of the Capital Region. Ride your UTV down to the 5-acre, centrally-located beaver pond, stock some bass and spend summer afternoons fishing and picnicking in solitude with your friends and family.

The property's gently sloping terrain is shaped by its location along the western flank of the Rensselaer Plateau. Elevations range from approximately 1,100' ASL (above sea level) along Stuffle Street to 1,400' ASL along Foster Road. You'll have a variety of desirable land features to enjoy here—seasonal waterfalls, stone walls, hardwood groves, ATV trails, water and wildlife.



A smaller, 3-acre beaver pond is a haven for blue heron, ducks and other resident birds and wildlife.

PROPERTY TAXES & TITLE

Annual property taxes in 2019 are \$8,471. The property IS NOT enrolled in New York State's Real Property Tax Law 480-A, which significantly reduces the annual tax burden.

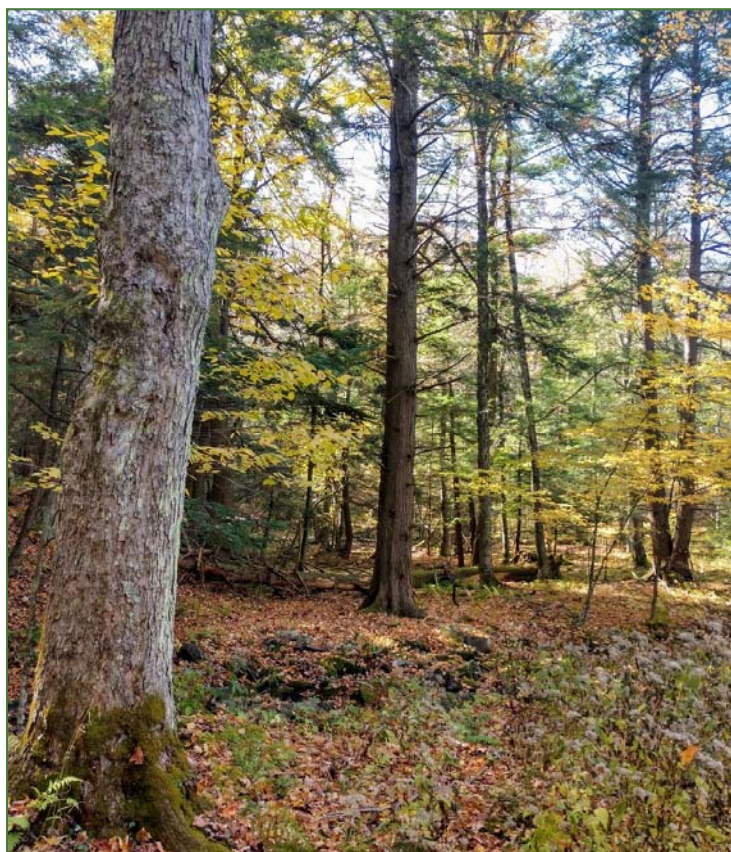
The property is referenced on Town of Grafton tax maps as 84-1-59.21 (275.18 acres), 84-1-12.12 (7.93 acres) and 84-1-10.7 (35.69 acres). The deeds are recorded in Book 26-2011, Book 3800-330 and Book 91-753.

NATURAL RESOURCES

The forest resource at Rensselaer Views offers a mix of managed, mid-rotation poles and young sawlogs, benefiting from favorable species composition and good stem quality. Together, these components will offer a nice, long-term investment opportunity on this large-acreage, multi-purpose property.

Species composition includes a mix of quality northern hardwoods, dominated by the maples, oak, beech and birches, while softwood associates include pine and hemlock. The forest has received thinning treatments within the last year and is well-positioned for long-term value growth. It is also exceptional habitat for local birds and wildlife, including deer.

No timber inventory is available at this time.



The property's managed hardwood forest offers an aesthetic backdrop for recreation, wildlife watching and weekend life as well as a nice, long-term investment component.

A multi-use forest with a prime home site opportunity, native northern forests, water and great access.



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

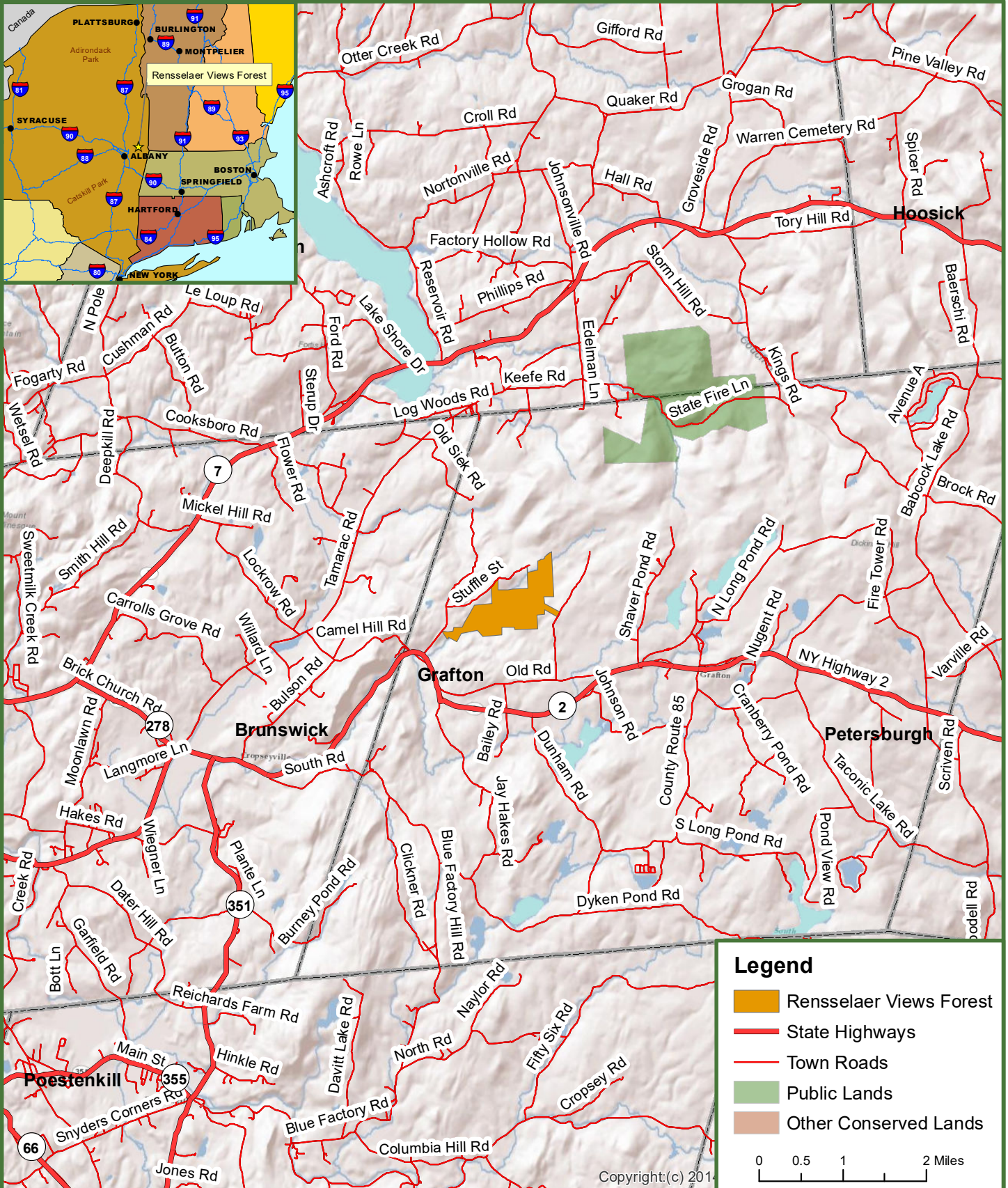
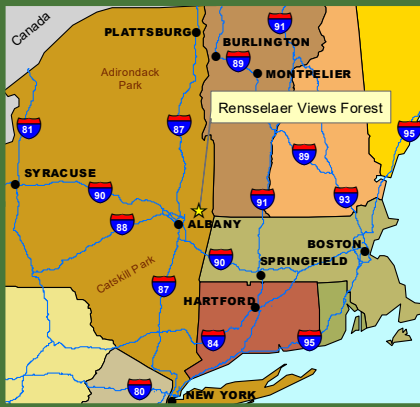
Rensselaer Views Forest

318.8 Tax Acres

Grafton, Rensselaer County, NY



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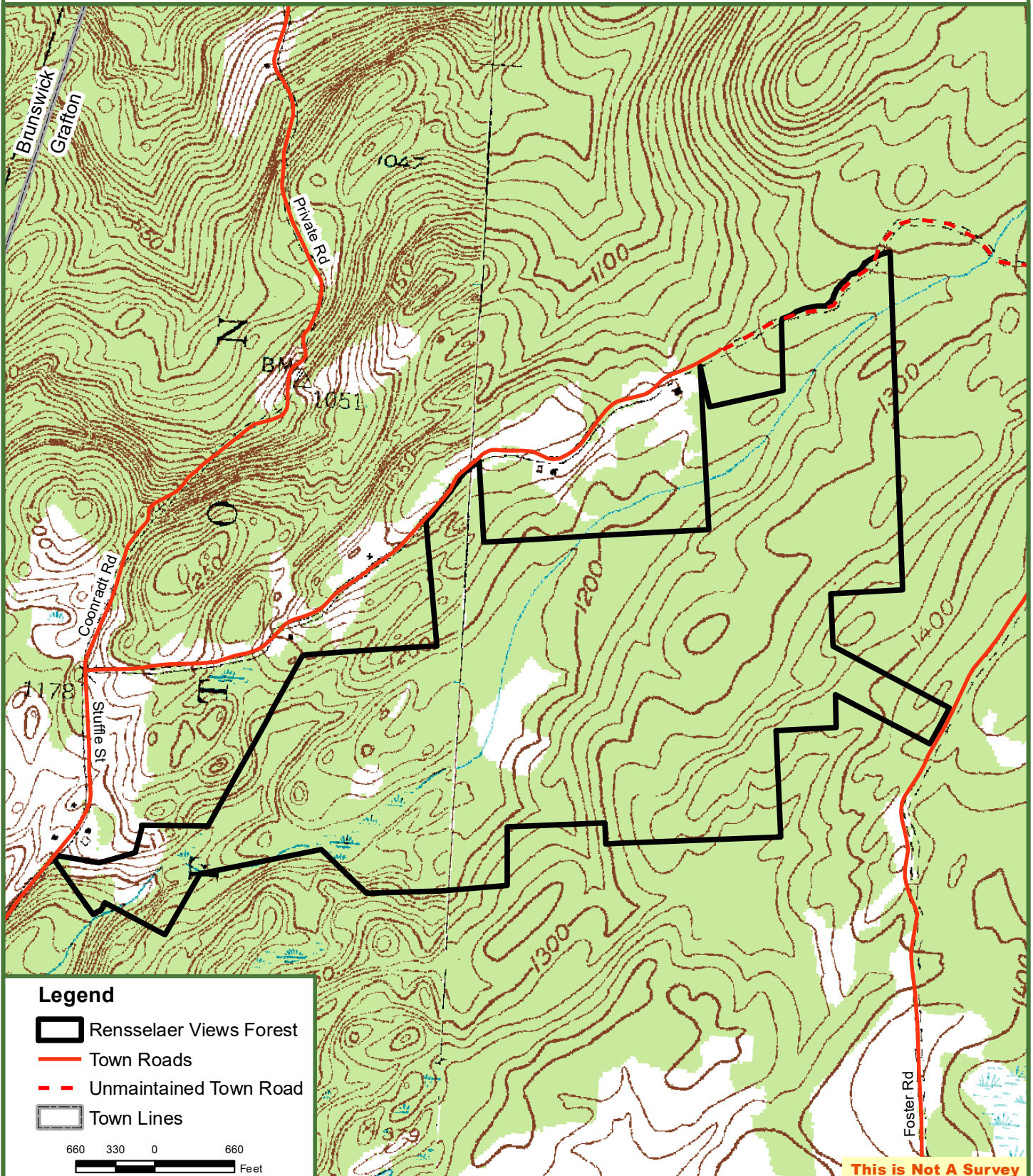
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



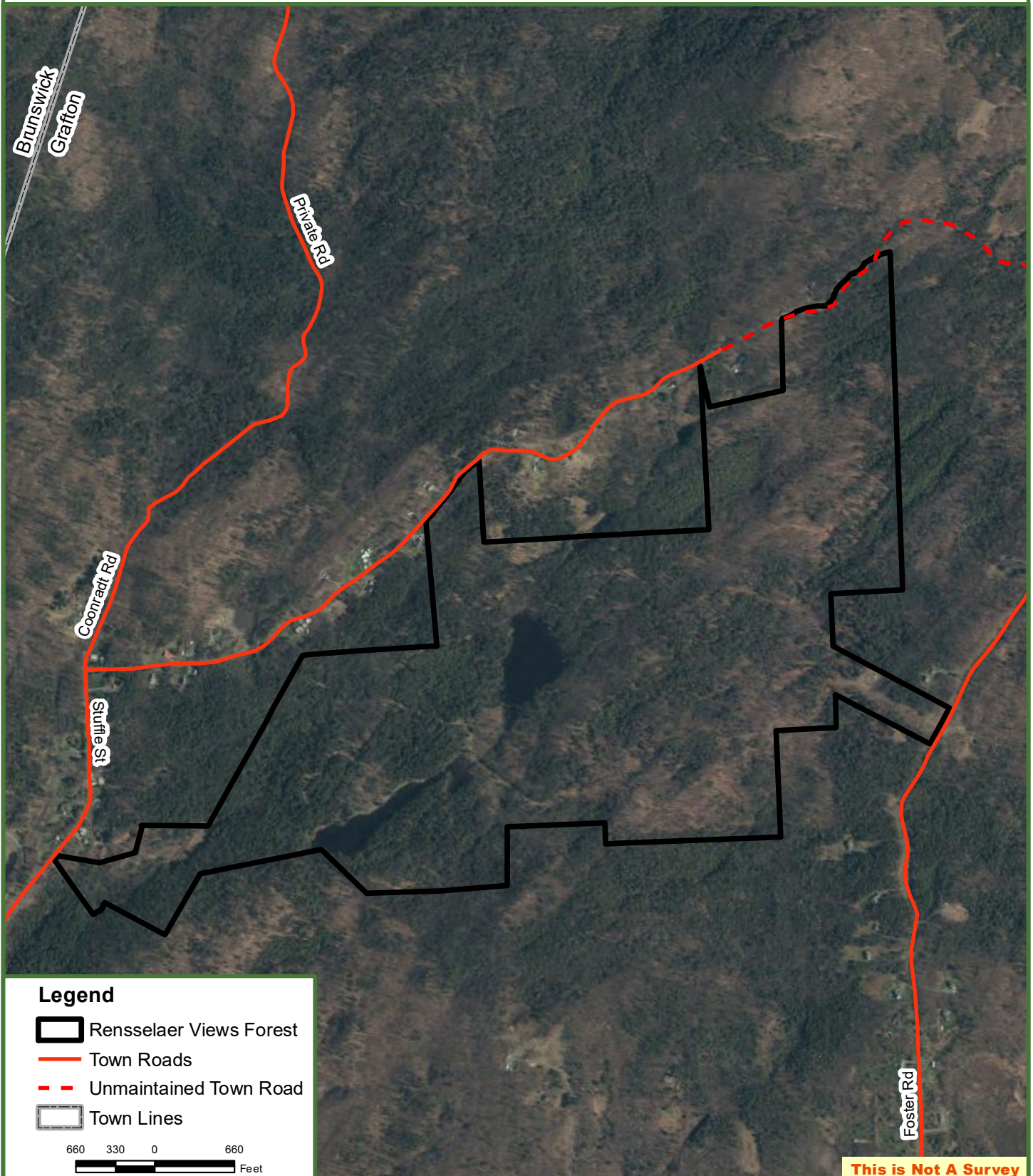
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New York State
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New York State Disclosure Form for Buyer and Seller

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: _____