

## **WARRENSBURG FOREST**

**Situated within 20 minutes of Lake George Village,  
this accessible acreage offers mountain views, a scenic wildlife pond  
and a potential home site envelope**



**86 Acres**  
**Warrensburg, Warren County NY**

**Price: \$125,000**



## LOCATION

Warrensburg Forest is a classic, multi-use property located in the Lake George region of New York's Adirondack Park. The parcel is situated 10 minutes south of Warrensburg Village, an historic community, nestled along the Schroon and Hudson Rivers, which serves as a gateway to the Adirondacks.

The many Victorian-style houses in and around the village are primarily year-round residences, while the outlying area quickly transitions into a rural mosaic of forests and interspersed residences. Lake George Village is located within a short 20-minute drive. Hospital services are available in Glens Falls, the largest regional population center lying 18 miles to the south. Albany, the state's capital and home of Albany International Airport, is an hour south along the Adirondack Northway.

The property lies within a 4-hour weekend commute of the Greater NY/Boston metro-regions. Given its close proximity to southern Adirondack vacation areas, and good access to regional population centers, Warrensburg Forest offers a solid second home opportunity with an attractive acreage and forest component.

## ACCESS

Access to the property is provided by 2,375' of frontage on Alden Avenue, a four-season, town-maintained road with electric utilities available. While the terrain along most of the frontage is relatively steep, there is a light-duty ATV/Jeep trail near the southern boundary that can serve as a future driveway location. This vicinity offers a nice future building site with towering pines, warm southern exposure and privacy.

An established network of hiking trails extends up onto the ridge and enhances recreational opportunities for hiking, ATV use and horseback riding. Come up for the weekend, enjoy recreating on the land and go down to Lake George or Glens Falls for a nice evening out.

If you've been looking for a versatile southern Adirondack property with close proximity to Lake George and the Capital Region, Warrensburg Forest is worth a look. Scenic evergreen forests, hardwood ridges, mountain views and a small wildlife pond make this an excellent opportunity.



A Lake George Region property with good access, homesite potential and mountain views.



2,375' of frontage on Alden Avenue.





## SITE DESCRIPTION

Warrensburg Forest is a highly versatile property that can support multiple ownership goals, such as a weekend or permanent residence, recreation, forest stewardship and open space.

From the Alden Avenue road frontage, much of the terrain climbs steadily up the hill for several hundred feet, gaining elevation quickly through an evergreen forest. It eventually ascends to a high hardwood bluff where impressive views to the south and east reward the hardy. From here, notable peaks such as Hemlock Ridge and Huckleberry Mountain are visible as they rise along the horizon.

The potential home site is tucked several hundred feet off the paved road in a private setting graced by towering pines and views of a nearby beaver pond. Property elevations range from 1,190' ASL (above sea level) near the beaver flow up to 1,440' ASL at the top of the hill located in the heart of the land.



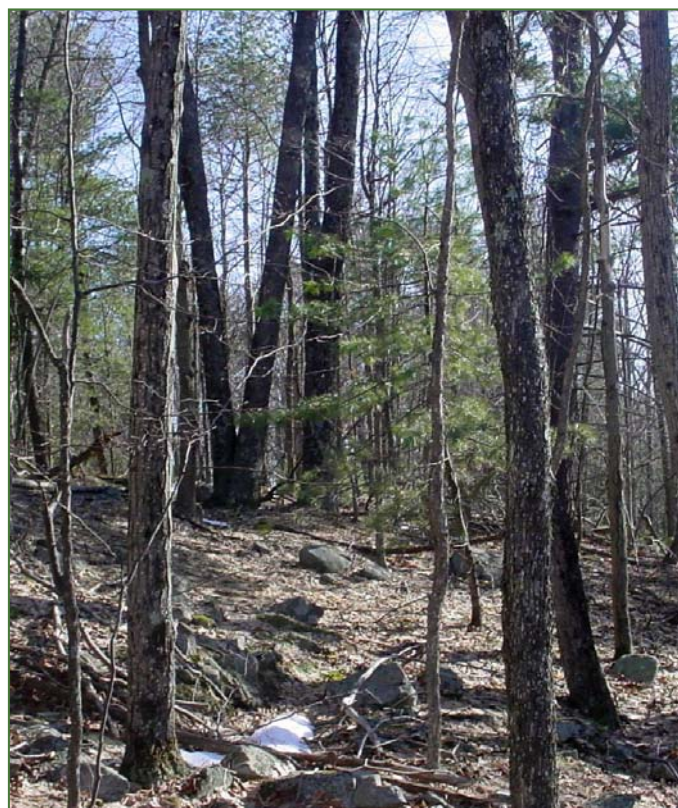
A scenic beaver pond offers quality habitat for resident wildlife and an aesthetically beautiful water feature to enjoy.

## PROPERTY TAXES & TITLE

Property taxes in 2019 were \$2,865. The property **IS** enrolled in the State of New York's 480-A tax program, which significantly reduces the annual tax burden. For more information about the State of New York 480-A program, contact Fountains Land or the Department of Environmental Conservation office located in Ray Brook, NY.

The property is owned by Eurampac Resources Family Ltd Partnership, whose deed is recorded in the Warren County Clerk's office in Lake George, NY as Book 3120 page 148. The property is further referenced and depicted as the town of Warrensburg Tax Maps #236-1-35.2 (77.32 acres) and 236-1-36 (8.64 acres).

Warrensburg Forest offers both pine and hardwood forests that can be managed for a wide range of ownership objectives like open space, recreation, long term forest management and a weekend retreat.





## PROPERTY TAXES & TITLE (continued)

Within this zoning, single family residences usually require an APA minor projects permit, while recreational cabins comprising a footprint of less than 500 square feet are typically non-jurisdictional (but may still require town permit approval).

The property was surveyed by Van Dusen and Steves LS in August 2006, resulting in 86.94 survey acres. Tax map acreage is 85.96 acres. Maps in this report are based on the survey information and tax map data. Although the maps provided in this report are believed to be reasonably accurate, buyers should not rely on these maps to precisely portray the deeded boundary lines in the field.

## NATURAL RESOURCES

The property benefits from a well-stocked timber resource that can be managed to support a variety of ownership objectives including wildlife, recreation and forest stewardship. Highlighting this amenity is a maturing white pine component which offers potential cash flow options over the coming decade.

Most of the white pine is located in a mixedwood stand (25 acres) that occupies the southernmost reaches of the tract. This area hasn't been thinned in over twenty years. The stand responded well to that thinning and now consists of numerous large-diameter white pine sawtimber trees with interspersed hardwood poles. The pine resource should warrant another light thinning in the next few years, offering modest income-generating harvest opportunities which could offset property taxes or driveway development costs. Pole-sized hardwood stands (20 acres) are situated along the tract's upper ridge slopes and bluff sites, creating opportunities for long-term value appreciation as they shift into higher-value sawlog products over the coming years.



The property has been enrolled in the NY 480a Forest Management Tax Program for many years and offers a well-stocked timber component with a desirable species mix.



A multi-use forest offering outstanding habitat for wildlife and a nice place to enjoy on weekends.

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.

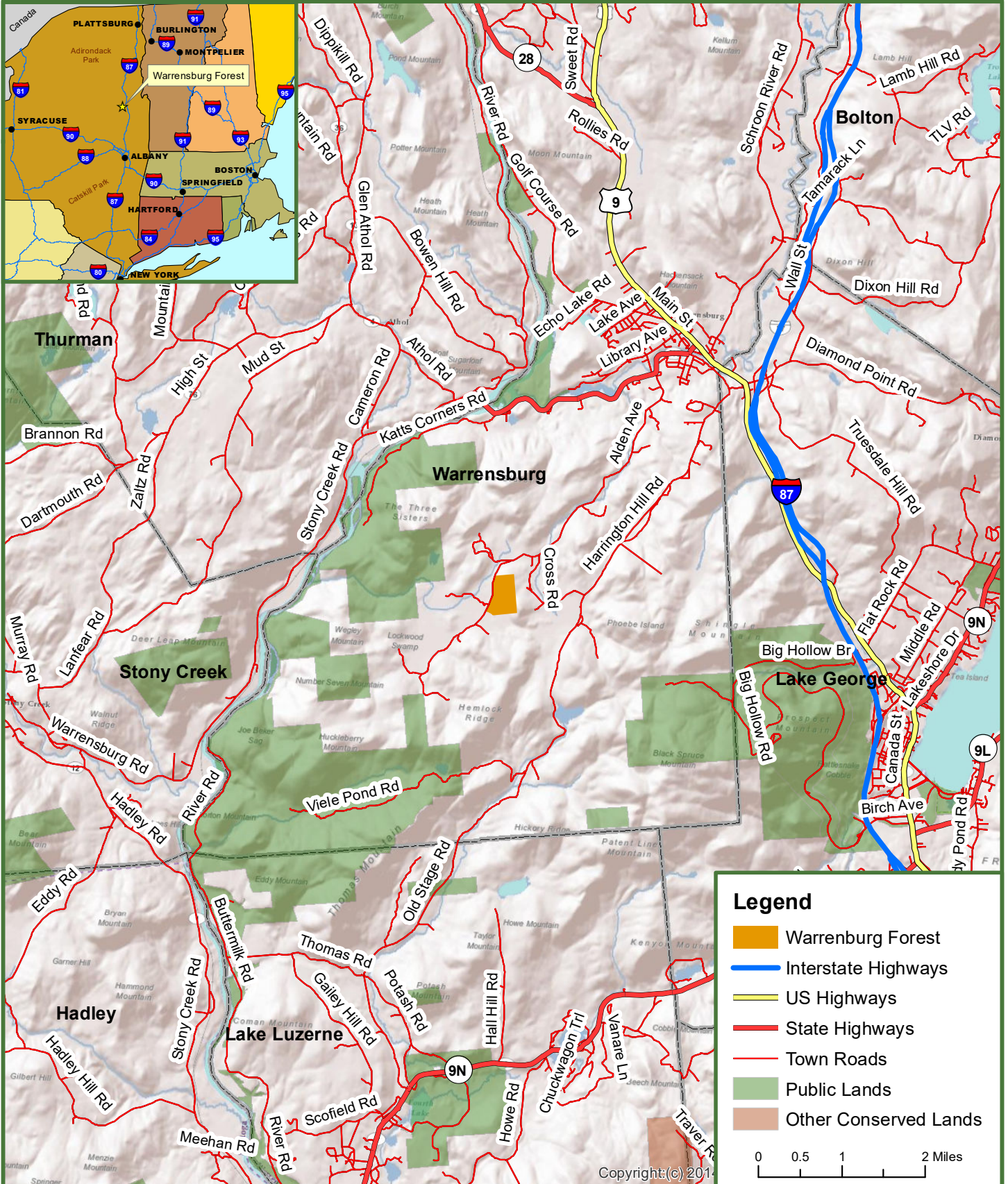
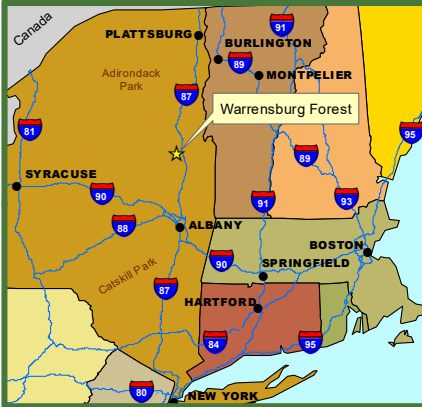




# Locus Map Warrensburg Forest 86 Survey Acres Warrensburg, Warren County, NY



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Land**  
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## Legend

- Warrensburg Forest
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

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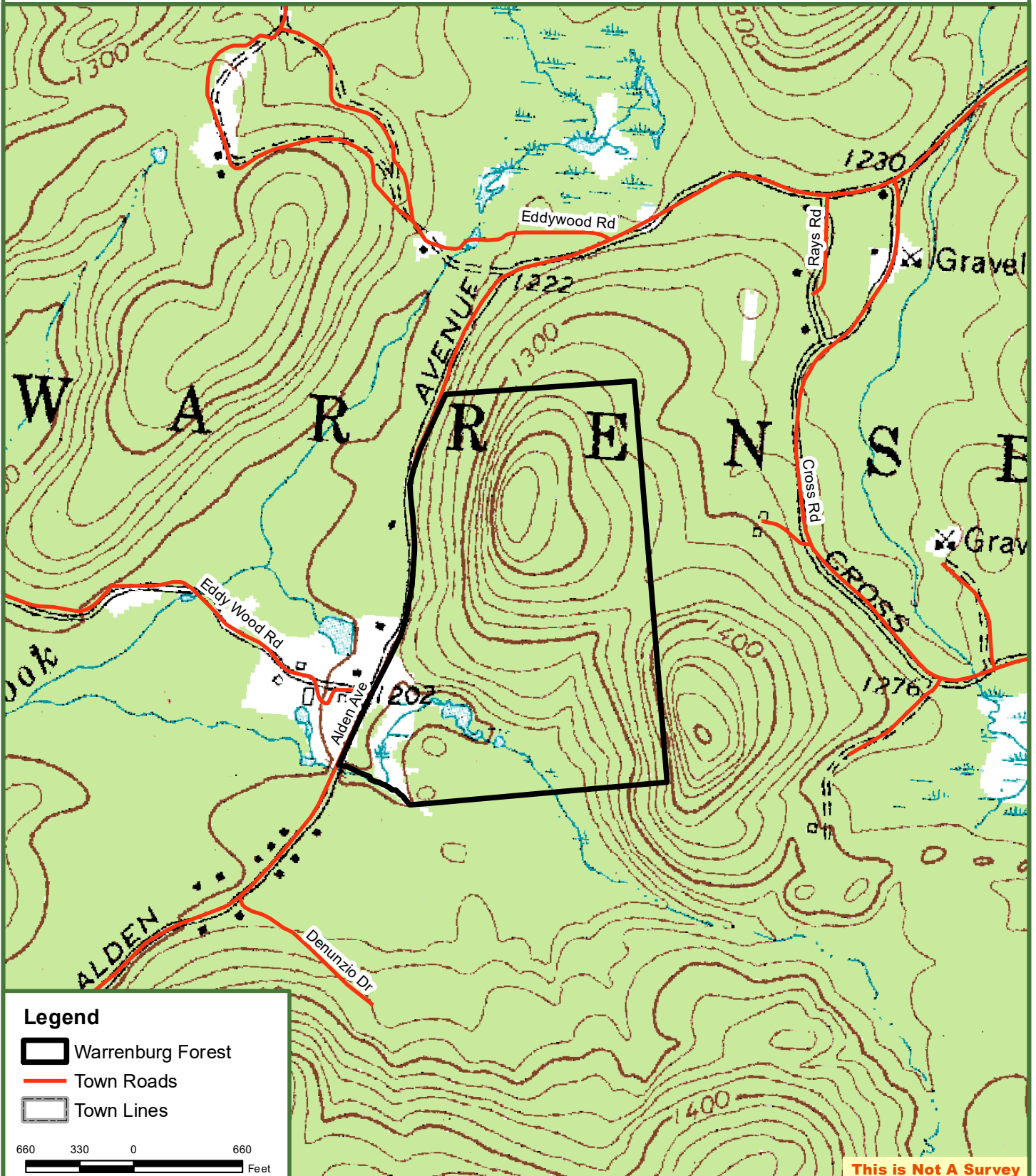


# Warrensburg Forest

86 Surveyed Acres  
Warrensburg, Warren County, NY



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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.



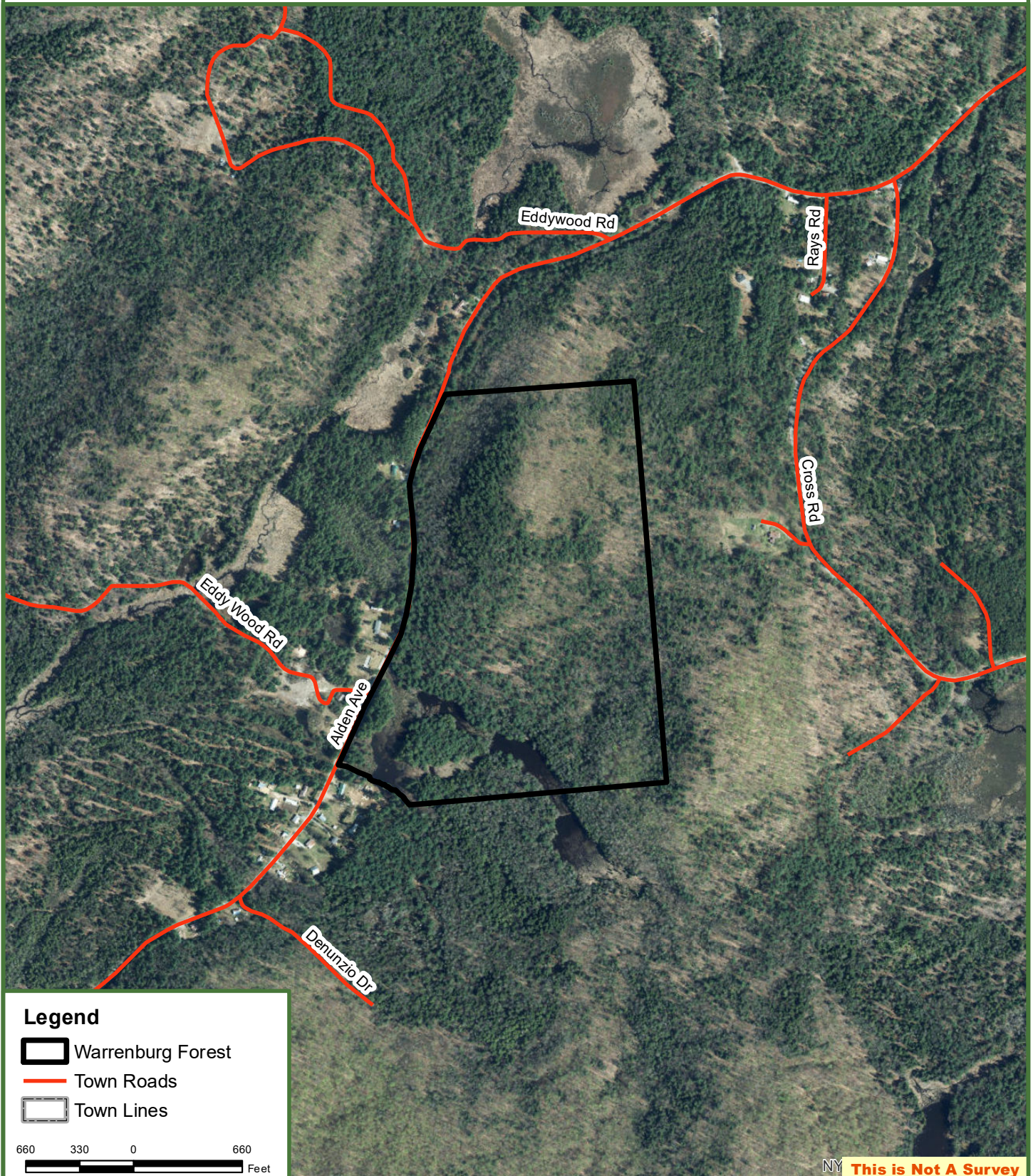


# Warrensburg Forest

86 Surveyed Acres  
Warrensburg, Warren County, NY



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NY **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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## **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):

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_