

## PHOEBE MOUNTAIN CAMP

**A southern Adirondack forest located between the towns of Lake George and Warrensburg, offering an established, well built camp, easy access, inclusion of Phoebe Mountain and adjacent to State wilderness lands.**



The Peak of Phoebe Mtn (in view) entirely on the land, with other ridgelines and two watersheds to explore.

**502 Town Acres  
Warrensburg, Warren County, New York**

**Price: \$525,000**

## LOCATION

Phoebe Mountain Camp is an easily accessible multiple-use property located in the southeastern corner of New York's Adirondack Park. The land is directly adjacent to the State's Prospect Mountain/Berry Pond Wilderness area, extending the recreational and hunting landscape beyond the property's 500-acre footprint.

This region is a popular vacation area which is anchored by nearby Lake George (9 miles to the south), considered one of the premier lakes in the US. The surrounding landscape is distinguished by its vast natural beauty, scenic mountains, and many rivers and streams. The property is situated 5 miles south of Warrensburg Village, a historic community nestled along the Schroon and Hudson Rivers, which acts as a 'gateway' to the Adirondacks' High Peaks Region. 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. Hospital services are available in Glens Falls (18 miles to the south). Albany, the state's capital and home of the Albany International Airport, is about an hour to the south along the Adirondack Northway.

With proximity to the Adirondack Northway (5 miles northeast), the property lies within a 3.5-hour weekend commute of the Greater NY/Boston metro regions.

## ACCESS

Access is provided from two separate roads. First, access to the camp is provided along the private and gated Wilderness Way Road. This gravel road originates along Harrington Hill Road (to the south, it's known as Viele Pond Road) and runs +/-2,000' to the property boundary and gate. The camp and clearing are located just beyond the gate. At this point, the gravel road continues through the land, also serving as a right-of-way to the land beyond.

The other access road originates off Route 9 to the east (just a 5-minute drive from Lake George Village). This woods road runs 1.8 miles to the land, of which .8 miles are drivable with the balance suitable for ATV use until a culvert is repaired just shy of the beaver pond along the way.



Drone views over land, the area is rural but close to town.



Wilderness Way Road with gate at land's boundary.

## THE CAMP

The camp is located within a small clearing at the beginning of the property, just beyond the last gate on Wilderness Way Road. Access to the camp from the beginning of this private road is excellent, allowing car entry (some of this road is not plowed during the winter, so winter access is limited).

The camp was constructed 8-10 years ago with high standard construction. The walls are 2X6" beams, and the entire camp is insulated. The camp is supported by reinforced steel posts and two eight-foot-high metal shipping containers used for storage. The steel posts are cemented in the ground offering a stable foundation for the camp. There is some movement of the footings, but otherwise, they appear quite stable.

The first-floor footprint is roughly 32' X 20' with a ceiling of 8'. This floor is mostly finished other than the ceiling, which has unfinished sheetrock. The floor plan is open with a kitchen, living, and fireplace area. A small storage room can someday serve as a bathroom once a septic system is installed.

The second floor is currently used for an open sleeping space which is fully insulated with unfinished walls and ceiling.

Access to the living area is provided by a wooden (pressure-treated) staircase to a deck and door entry. The opposite end of the camp also has a deck that is accessed from the living space.

There is no well, electric power or septic system on site.



The camp, located just beyond the gate on Wilderness Road.



Open floor plan on 1st floor with power by generator.



1st floor with kitchen, stairs to 2nd floor & doorway.



Sleeping quarters on 2nd floor is fully insulated.

## SITE DESCRIPTION

The property covers a large landscape that spans nearly .85 miles from east to west and 1.2 miles north to south. This considerable footprint becomes vastly larger with the ability to roam on the adjacent Prospect Mountain/Berry Pond Wilderness, covering thousands of acres.

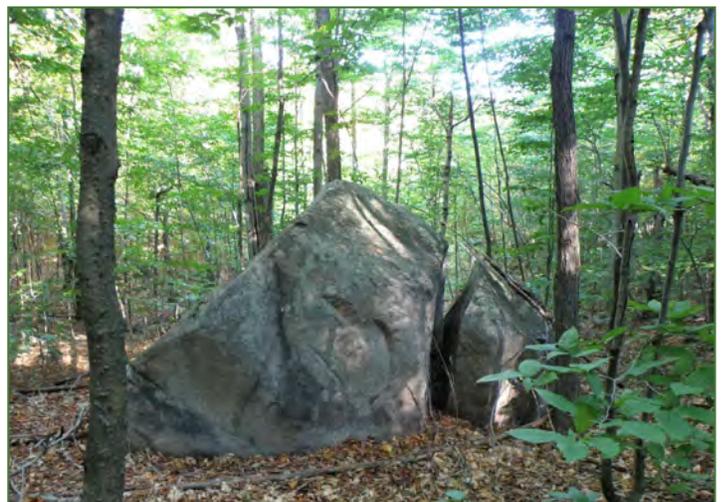
The summit of Phoebe Mountain is entirely on the property whose elevation is 2,029', nearly the highest peak in the area. The mountain is located at the land's center, creating two separate watersheds on the land, one to the north of the peak and the other to the southwest.

The terrain southwest of the peak slopes eventually to the location of the camp, which is the lowest elevation on the property at 1,340'. This section of the land has multiple, level ridgelines, small mountain streams, and abundant rock outcrops for exploring.

North of Phoebe Mountain, all of the terrain slopes to the property's eastern access point. The lower, more gentle terrain is wrapped by ridges to the west and east and was formally used as a homestead in the 1800s, as evidenced by the many stone walls and stone cellar foundation located in this area. The original farm road leading to the foundation exists today. The terrain above this area begins to become steeper toward the peak, but slopes generally remain easy to walk, enhancing this area's recreational amenity. Several impressive glacial erratics can be found in this area.



Phoebe Peak in view w/lower terrain and power line in foreground.



One of several large glacial erratics found on the land.



The camp and small clearing which is located just beyond the property gate.

## NATURAL RESOURCES

The timber resource is the most significant natural resource, given the entire property is forested. All forest stands are fully stocked, with the majority of species being hardwoods (maples, birches, cherry, beech, and ash). The limited softwood species (mostly white pine) exist at the land's northern end on the land previously used for agriculture. Harvesting last occurred +/-30 years ago with the current overstory trees about 70 years old and a growing stock crop having become established after the previous harvest. Income from thinning the forest can be expected within the next ten years.



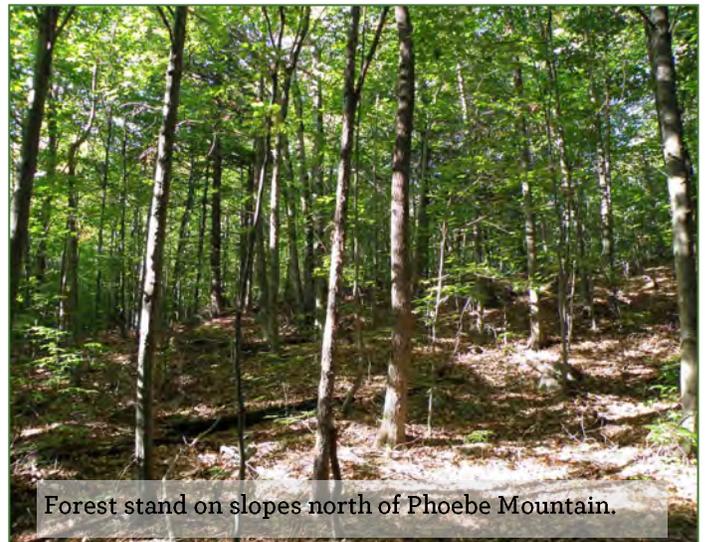
Forest stand near camp on plateau leading to Phoebe Mountain.

## TAXES, TITLE & ZONING

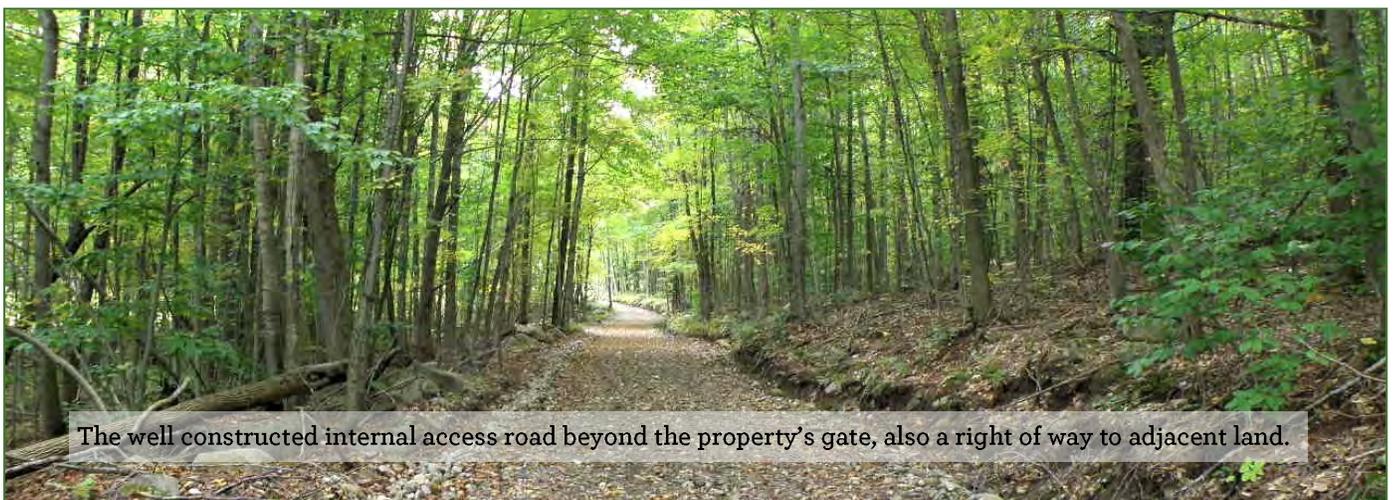
The property's deed is recorded in the Warren County clerk's office in Liber 3155, Page 16. The ownership exists as five separate tax parcels, 237-6 (250 acres), 249-1-34 (78 acres), 249-1-35 (50 acres), 249-1-36 (78 acres), and 249-1-42 (45.7 acres).

Annual property taxes are +/- \$6,000. The property is NOT enrolled in the State of New York's 480-A Tax Program. Lots 237-6, 249-1-34, 249-1-35 are enrolled in the Fisher Act which reduced taxes on these parcels.

The property is in the Adirondack Park Agency's Resource Management Zone



Forest stand on slopes north of Phoebe Mountain.



The well constructed internal access road beyond the property's gate, also a right of way to adjacent land.

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.

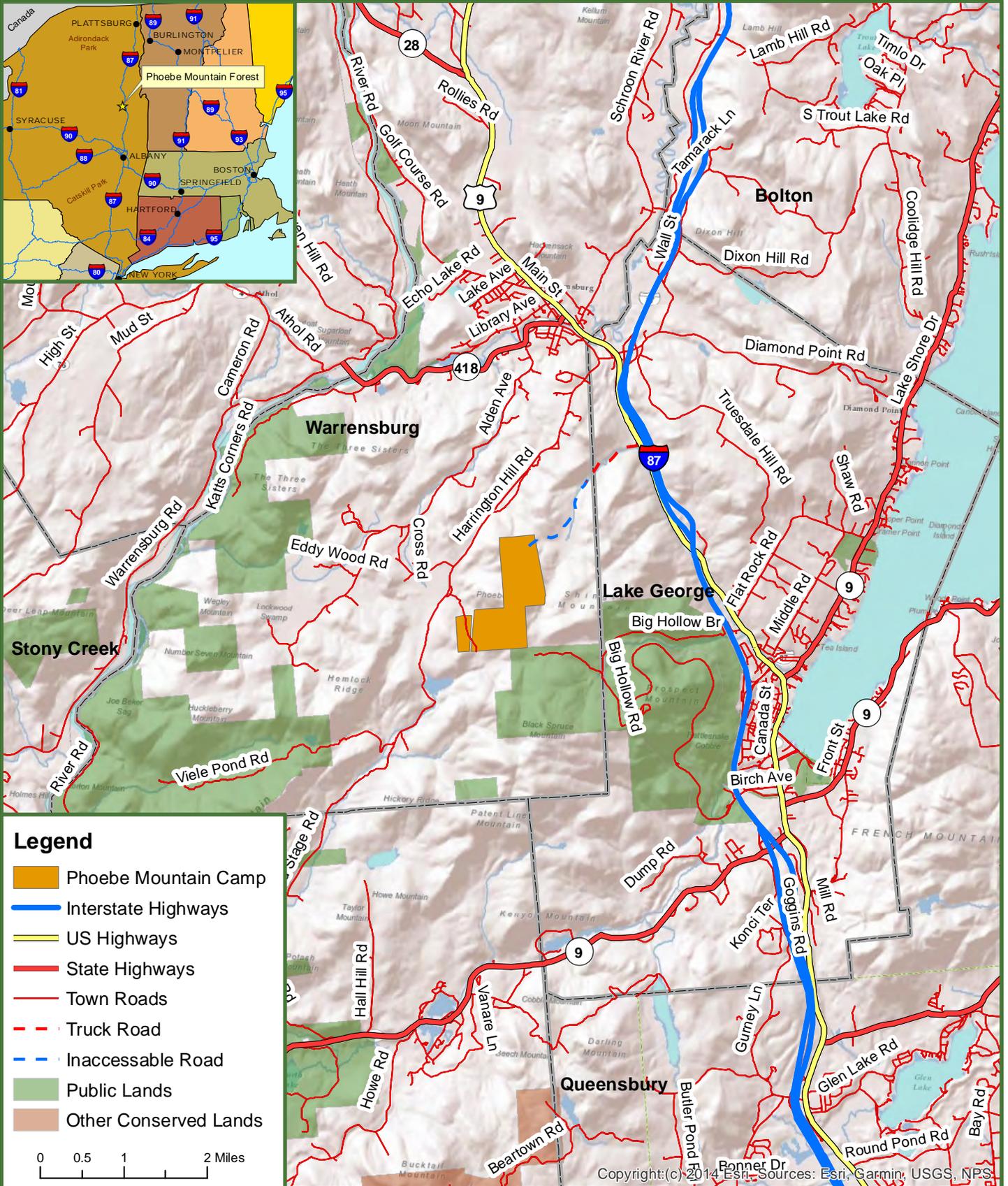
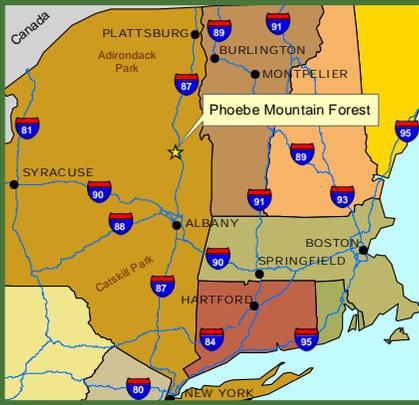


# Locus Map

## Phoebe Mountain Forest

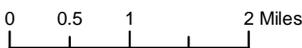
501.7 Tax Acres

### Warrensburg, Warren County, NY



#### Legend

- Phoebe Mountain Camp
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Truck Road
- Inaccessible Road
- Public Lands
- Other Conserved Lands





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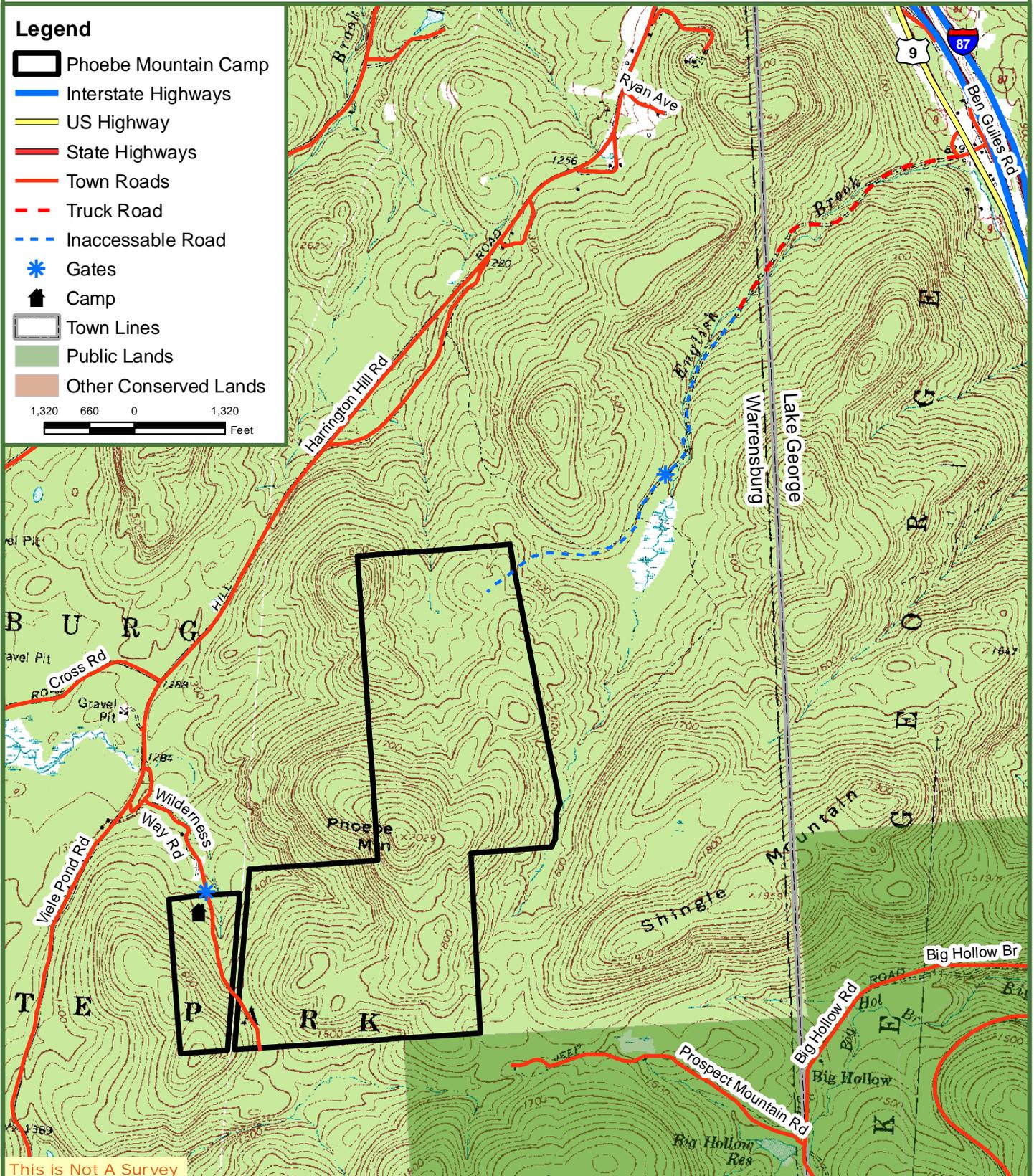


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## Legend

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-  Inaccessible Road
-  Gates
-  Camp
-  Town Lines
-  Public Lands
-  Other Conserved Lands

1,320 660 0 1,320  
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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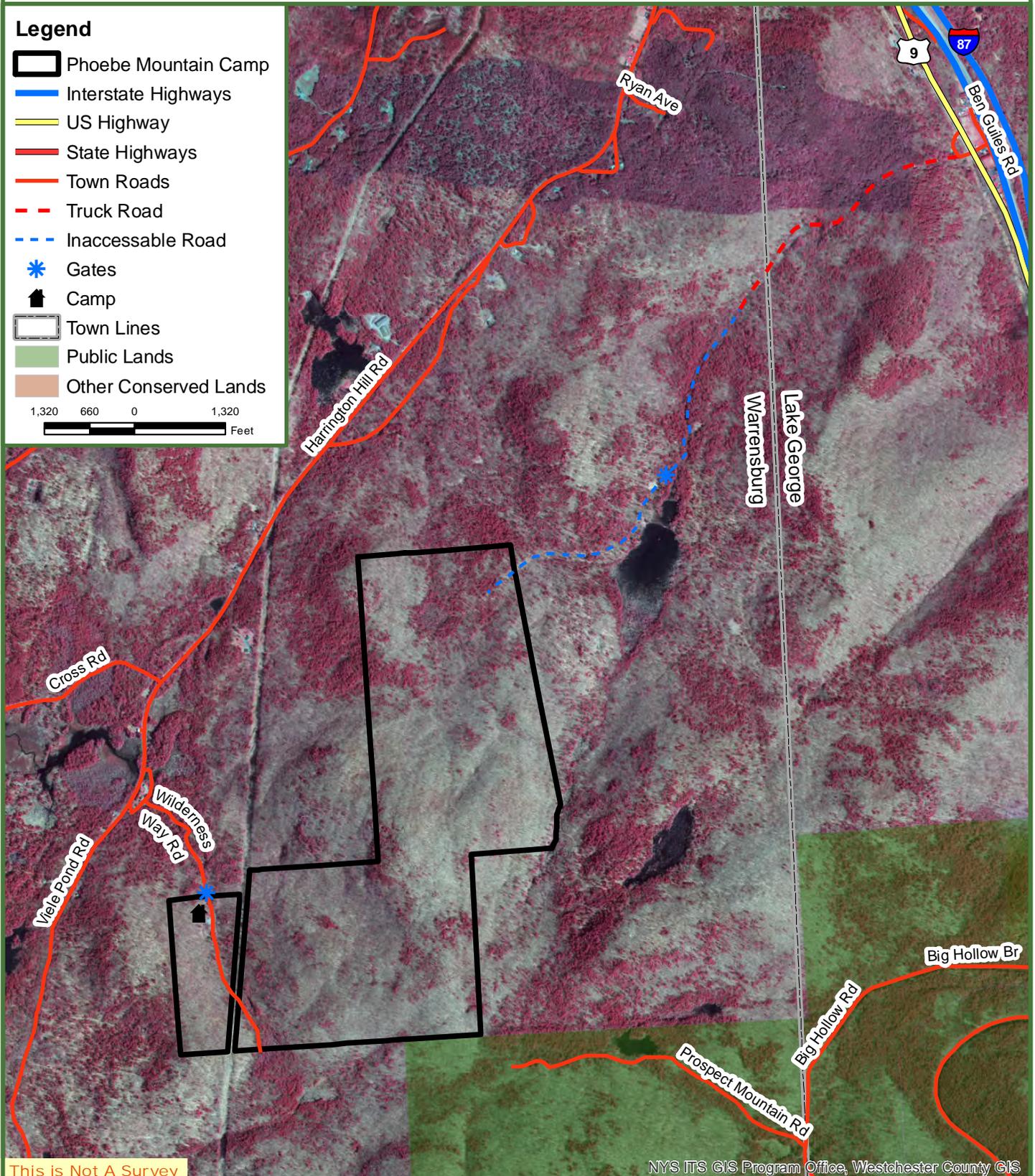


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NYS ITS GIS Program Office, Westchester County GIS

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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 Tom Gilman (print name of licensee) of Fountains Land Inc. (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent                         | <input type="checkbox"/> Buyer's agent                         |
| <input type="checkbox"/> Broker's agent                                    | <input type="checkbox"/> Broker's agent                        |
| <input type="checkbox"/> Dual agent  |  |
| <input type="checkbox"/> 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: \_\_\_\_\_