

## HAMPTON FOREST

**Situated along the New York/Vermont border, this forested property has an existing camp set within tall trees and perched over a beaver pond. It also benefits from privacy, good access, and a managed timber resource.**



The property's beaver pond with the end of the access road just to the right. The camp is located at the far end of the pond with the Green Mountains in the background.

***147 Town Acres  
Hampton, Washington County, New York***

**Price: \$175,000**

## LOCATION

The land is located in northeastern New York within Hampton, a rural, agricultural town with farms, scattered homes, and many small ponds. The town's population is 950, and it borders the Vermont state line.

While the land is located in a quiet, rural location, the town of Fair Haven, Vermont is just 4 miles to the east. Fair Haven has a population of 2,736 and offers a downtown and all amenities.

Lake George, New York is a 45-minute drive to the west, Albany, New York, is a 1.5-hour drive, while New York City is a 3.75-hour drive. To the east, Killington Ski Resort in Vermont is a 45-minute drive, with Boston a 3.25-hour drive. To the south, Hartford, Connecticut is a 3 hour's drive.

## ACCESS

The property's access is provided by a 25' wide developed right of way road that begins on Vladyka Woods Road and runs +/-1,070' to the western boundary. The road then extends +/-410' into the land, ending at a clearing uphill from a beaver pond. The access road is well suited to all vehicle types.

Internal access to the land's forestland is provided by various woods trails covering the entire property. The trail leading to the camp is drivable with some brushing out.

Directions to the property; from the Vermont Welcome Center on Route 4 (at Exit 1), go west on Route 4, .3 miles to Golf Course Road. Then head north .7 miles to Route 11. Make a left and head west .8 miles to the junctions of Vladyka Woods and Carlton Roads. Make a right and head north .7 miles to the access road (see sign).



## SITE DESCRIPTION

The property is ideally suited to those seeking outdoor recreation, camp development, and forest management. While there is no electric service on the property (electric is along the town road), the existing campsite can easily be equipped with solar and gas. The property can also support the construction of a year-round home.

The land is all forested except for a small wetland, associated pond, and a small clearing at the end of the access road. The terrain is variable, with a mix of level areas interspersed with short rises and ledge outcropping.

The elevation is mostly between 400' and 500', with the height of land on the South East corner at 560' and the lowest point along the western boundary at 360'. All aspects are present. Soils are well-drained except for the wetland habitat just below the end of the access road. This wetland has shallow, open water upstream from a beaver dam located just below the camp. The wetland habitat covers roughly 10 acres.

The property's existing camp has not been occupied in nearly a decade and needs maintenance. It was built on cement piers with a rough footprint of 12' by 14'. The back of the camp has a screened porch that overlooks the beaver pond. There is no septic system (an outhouse has previously served the camp).



**The pond with pine pollen coating the waters surface.**



**Front view of camp with pond in the rear down a hill.**



**Recently thinned area showing crop trees released.**

## TIMBER RESOURCES

The timber resource offers a mix of high-quality oaks and white pine, which have been professionally managed most recently +/-5 years ago to focus growth on the best species and stems. The resulting timber resource offers solid long-term timber value appreciation and currently possesses a noticeable portion of the land's value.

The oak and pine resource is supported by other species such as hickory, maple, ash, black birch, hemlock, and spruce.



Recently thinned hardwoods releasing crop trees.

## TAXES, TITLE & ZONING

The property's deed is recorded in the Washington County records in Liber 3015, Pages 97-100. The town acreage is 146.8.

Annual property taxes are \$1,069.07/yr. The land **IS NOT** enrolled in the State of New York's 480-A tax reduction program. The program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. There is a mutual 25' wide right of way into and through the land which is recorded in Liber 144, Page 147. The part of the right of way that goes through the land extends beyond the clearing at the end of the access road and runs past the camp and beyond to the adjacent landowner.



The pond with the land's surrounding forestland.

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.



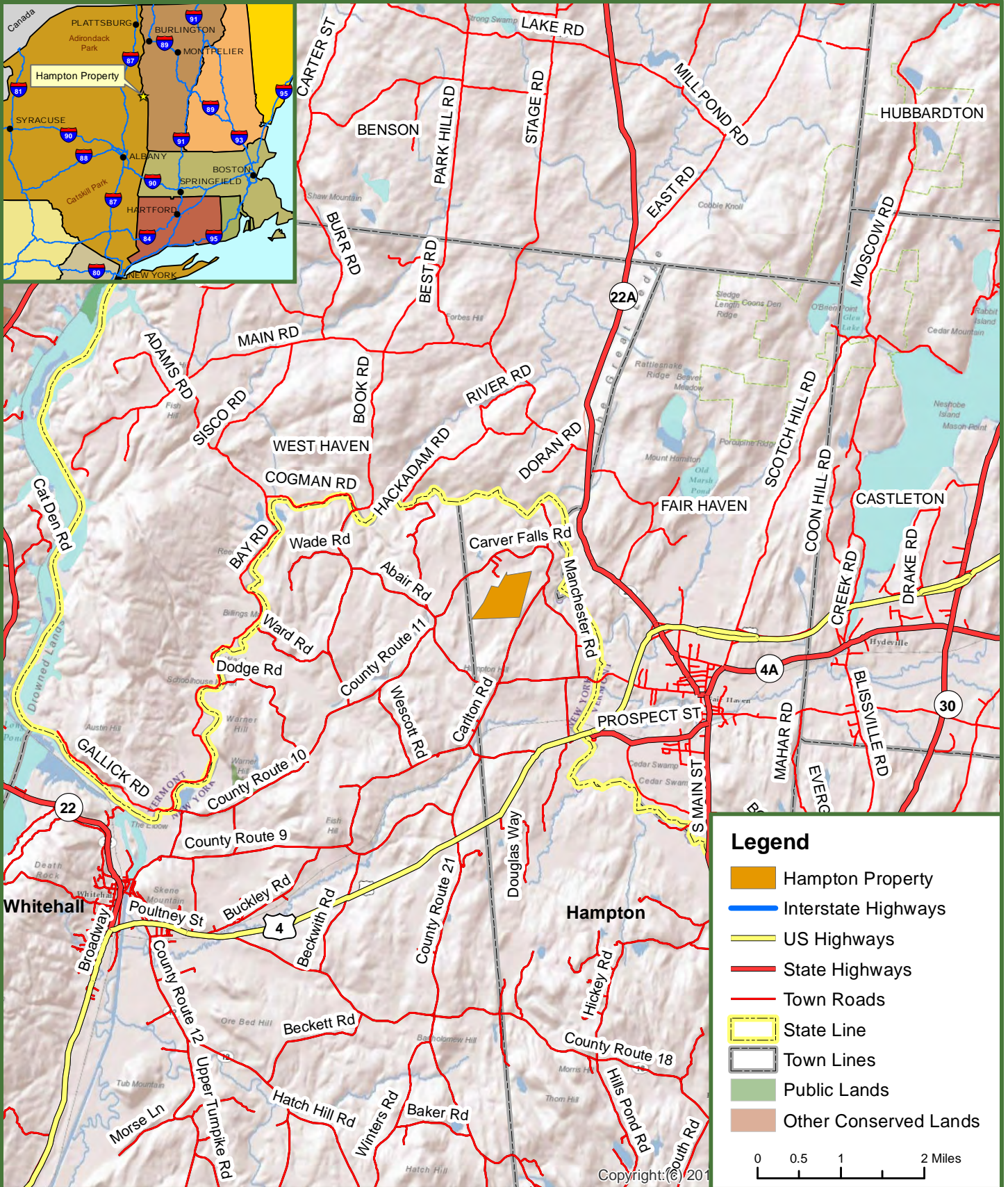
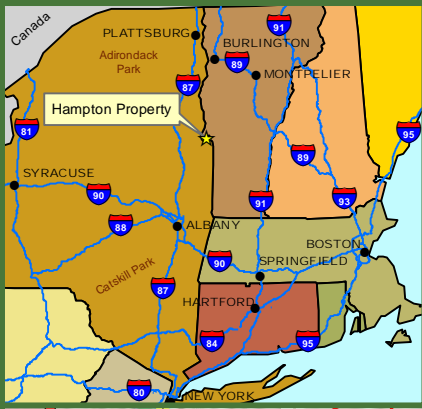
# Locus Map Hampton Forest

146.8 Tax Acres

Hampton, Washington County, NY



**Fountains  
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### Legend

- Hampton Property
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- State Line
- Town Lines
- Public Lands
- Other Conserved Lands



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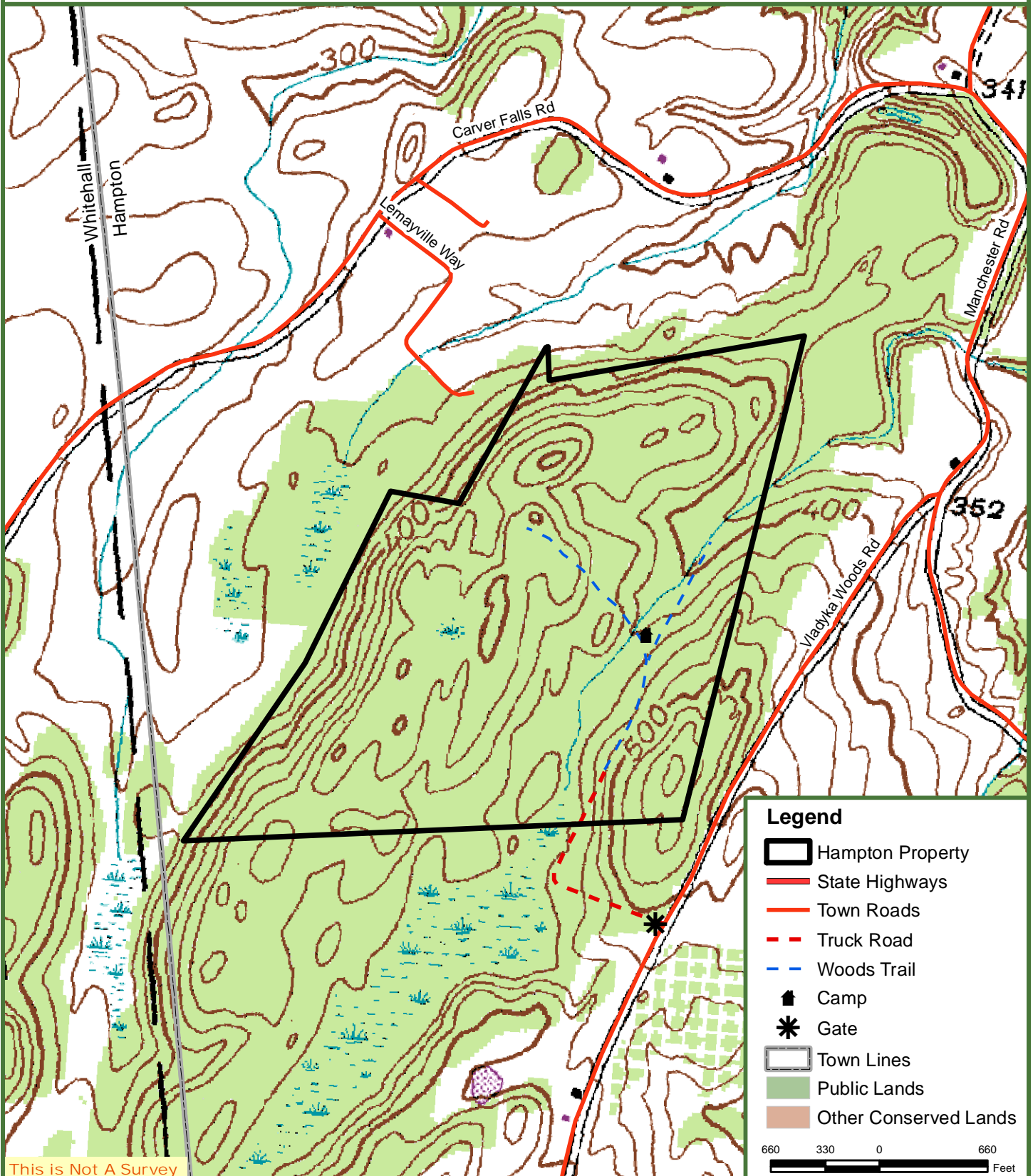


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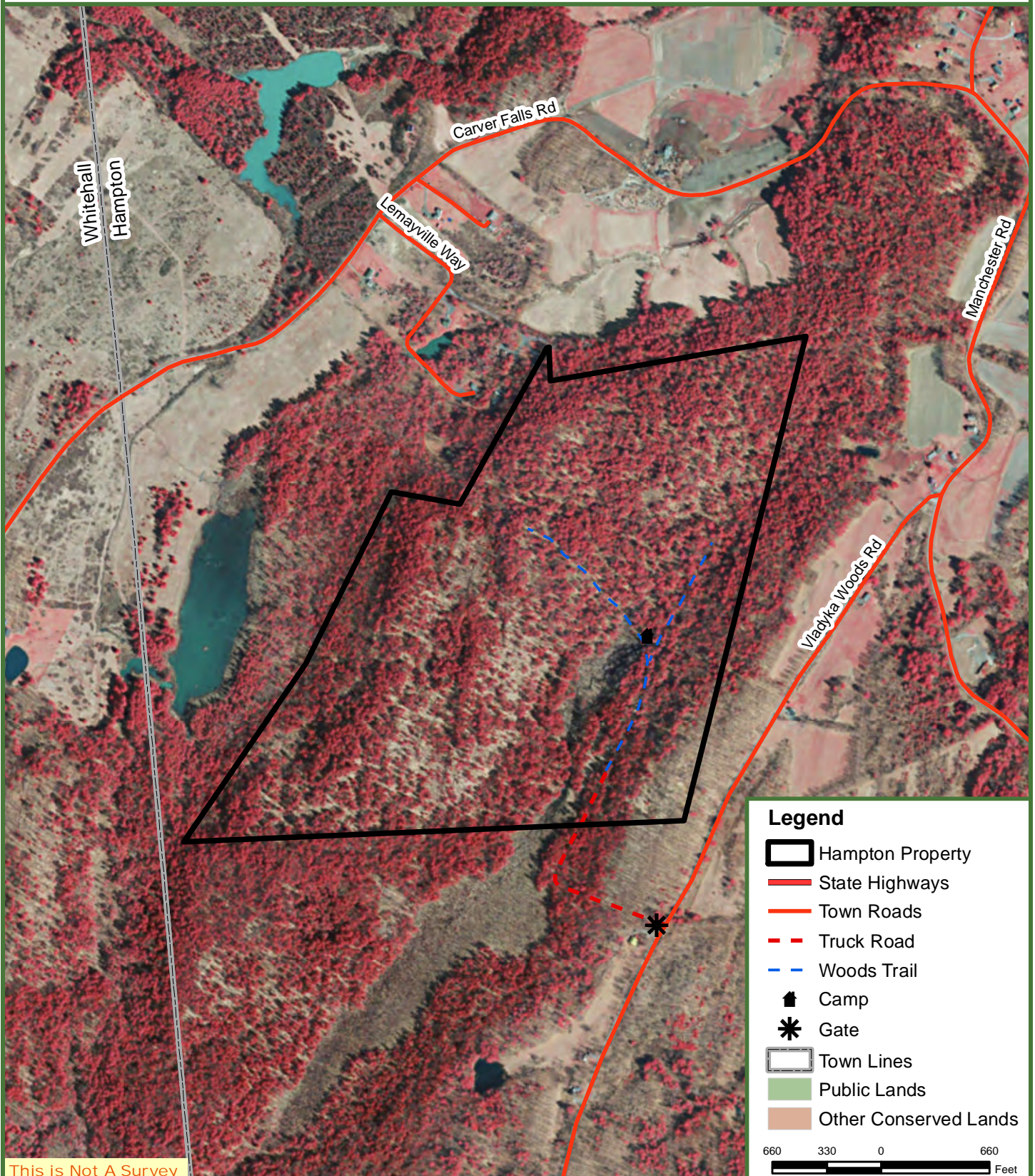


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



# Hampton Forest

146.8 Tax Acres  
Hampton, Washington County, NY



**Legend**

- Hampton Property
- State Highways
- Town Roads
- Truck Road
- Woods Trail
- Camp
- Gate
- Town Lines
- Public Lands
- Other Conserved Lands

660 330 0 660  
Feet

This is Not A Survey

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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 Michael Tragner (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 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 |  |

Fountains Land does not engage in Dual Agency. Fountains Land represents the Seller and NOT the Buyer.

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: \_\_\_\_\_