



**Fountains  
Land**  
AN F&W COMPANY

## **HUDDLE BROOK PARCEL**

**A southern Adirondack property in the Lake George watershed with several homesite options, easy access along a town-maintained road, power run into the property and across the street from public hiking trails.**



**The parcel offers a level building lot near Lake George with local park across the road.**

***15.72 Town Acres  
Bolton Landing, Warren County, New York***

**Price: \$350,000**

## INTRODUCTION

The Huddle Brook Parcel is situated along a rural town-maintained road in a desirable part of Bolton Landing allowing easy access to the village, public Lake George access and close to thousands of acres of state land. Power has been brought into the property and there is flat access to several attractive potential home sites. Additionally, there is an 800 square foot unfinished cabin on the property.

## LOCATION

The property is situated in the hills on the western side of Lake George. The village of Bolton Landing is 1.5 miles to the east where there are public beaches and a boat launch. Directly across the street from the property is the Town of Bolton Pinnacle Preserve, a 150 acre public park with short hikes to two separate summits that provide panoramic views of Lake George. Additionally, the Pinnacle Preserve is directly linked to the 2,700 acre Cat and Thomas Mountain New York State Wild Forest via Lake George Land Conservancy maintained trails.

The region is most famous for Lake George, however, is in addition an excellent jumping point for an array of recreational opportunities throughout the southern Adirondacks.

Bolton Landing is a 3.5 hour drive north from New York City and a 2.5 hour drive south from Montreal. The Albany International Airport is a 1 hour drive south.



Huddle Brook as it runs through the land.



Pinnacle Public Park across the street from the property.



View of Lake George from the summit of The Pinnacle Preserve across the street from the land.

## SITE DESCRIPTION

The Huddle Brook Parcel predominantly contains hemlock, eastern white pine and red oak. The area immediately along Edgecomb Pond Road was formerly a maintained open field and is currently composed of very young small diameter early successional hardwoods. The property has a large wetland area on its northern side, the result of a beaver dammed section of Huddle Brook. An essentially flat grade along the road gradually increases as the property goes further west. There is the shell of an 800 square foot cabin on the property which has eight foot poured concrete foundation walls. The cabin is being presented with the property "AS IS." The area is private and due to large lot size zoning restrictions unlikely to see significant further development.



**Attractive trees on the site enhances the building opportunity.**



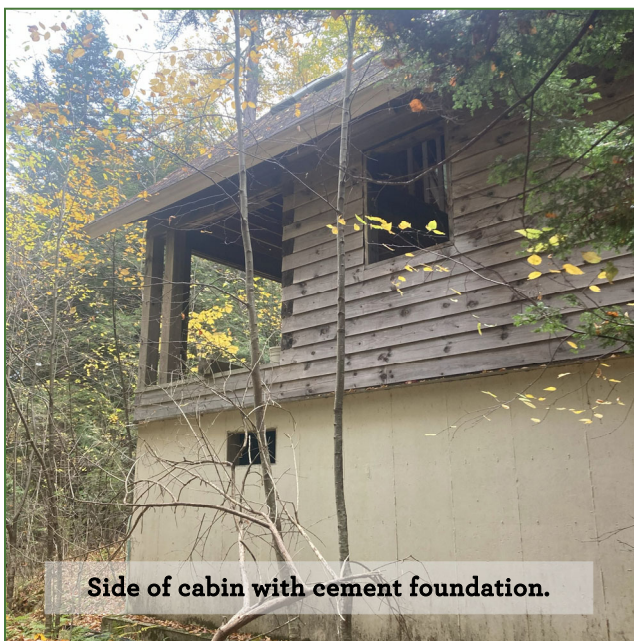
**The land's year round stream.**



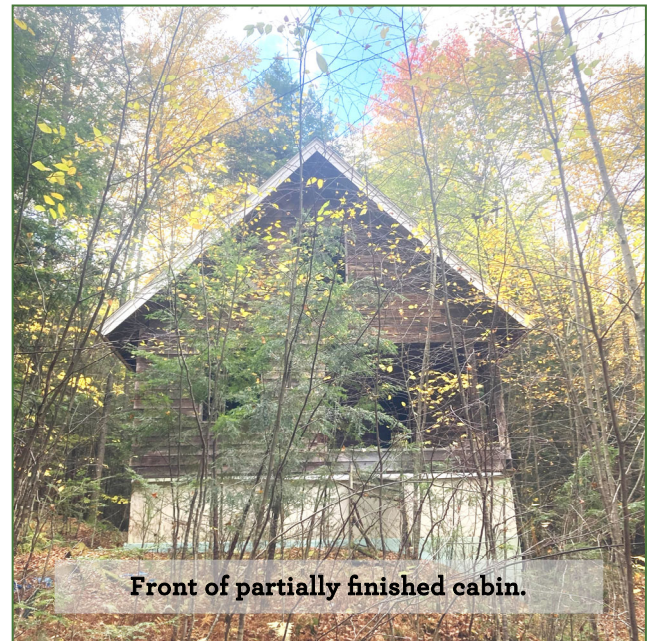
**Attractive pine stand.**



**Small wetland along stream.**



**Side of cabin with cement foundation.**



**Front of partially finished cabin.**

## ACCESS

Access is provided by the town maintained Edgecomb Pond Road, on which the property has approximately 650 feet of frontage. There is a roughed-in driveway in place and power has been brought on to the property.

From the village of Bolton Landing go south on Lakeshore Drive for .2 miles. Make a right on to Mohican Hill Road and continue straight for 1.2 miles to Edgecomb Pond Road on the right. The property is located .5 miles on the left, across the street from The Town of Bolton Pinnacle Preserve parking area and trailhead.

## TAXES, TITLE & ZONING

Annual property taxes are \$1,610. The deed can be found in Book 1015, page 75 of the Warren County NY land records, where only parcel 170.00-1-31 is being sold.



Looking out from the driveway to the road frontage.



Internal property trail.



Power line is on-site.

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

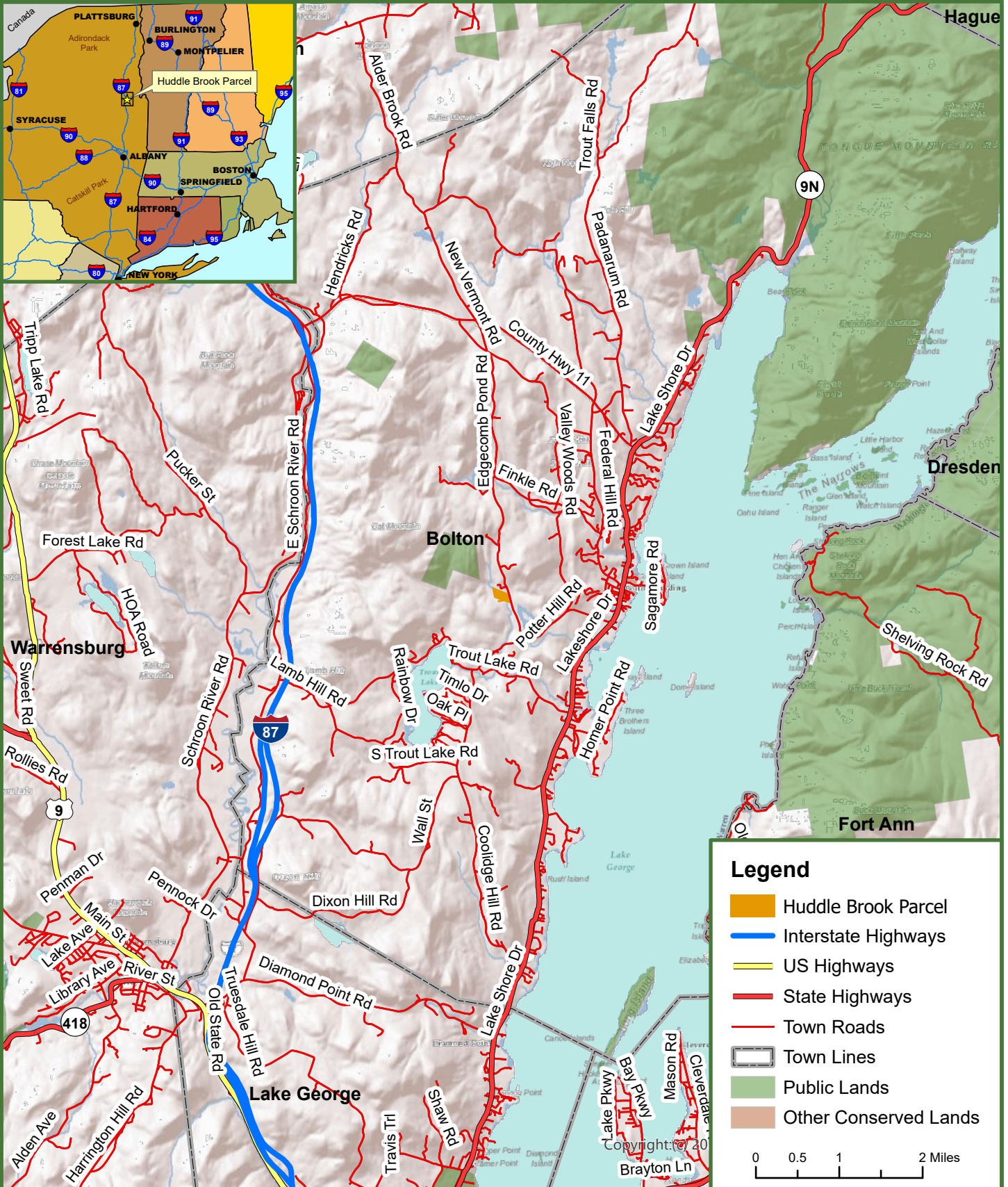
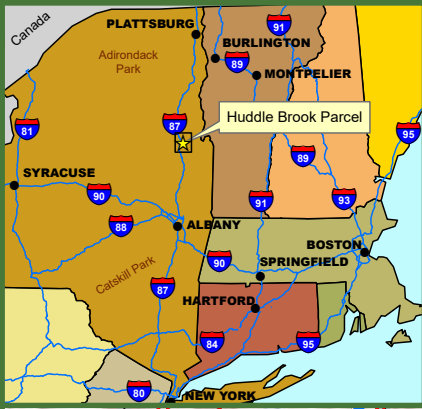
## Huddle Brook Parcel

15.72 Tax Acres

### Bolton Landing, Warren County, NY



**Fountains Land**  
AN F&W COMPANY



#### Legend

- Huddle Brook Parcel
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands



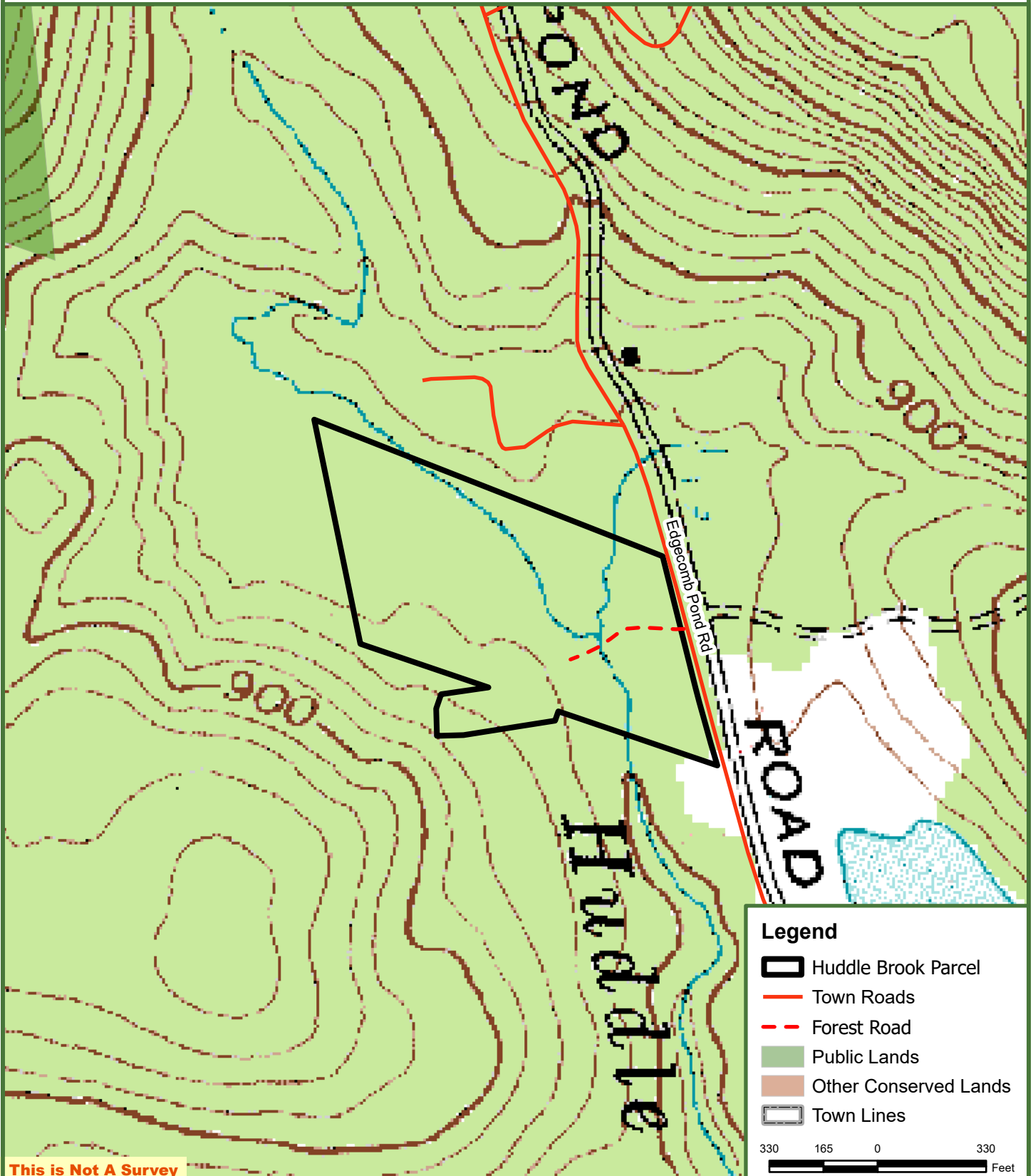


# Huddle Brook Parcel

15.72 Tax Acres  
Bolton Landing, Warren County, NY



**Fountains  
Land**  
AN F&W COMPANY



**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.

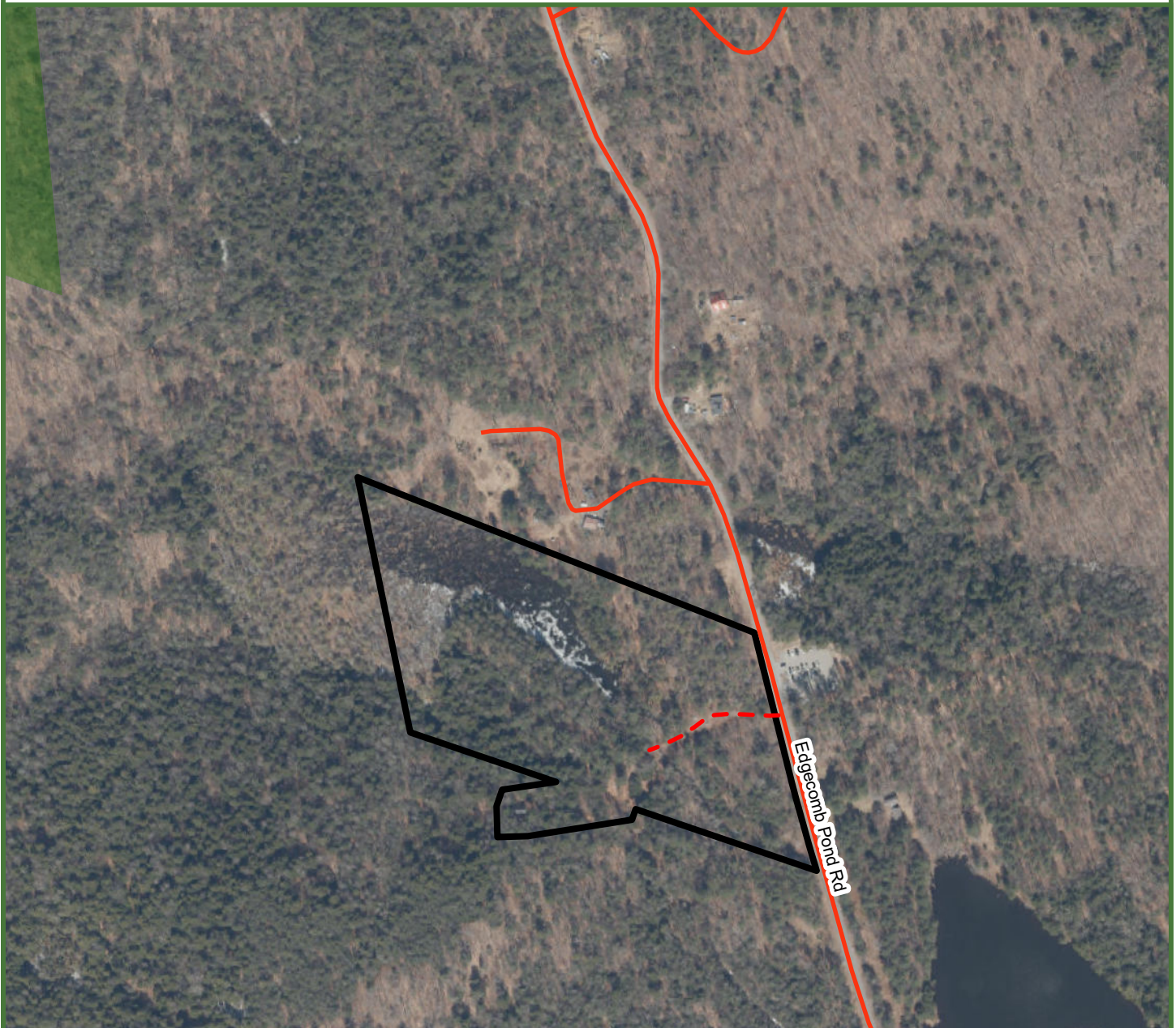


# Huddle Brook Parcel

15.72 Tax Acres  
Bolton Landing, Warren County, NY



**Fountains  
Land**  
AN F&W COMPANY



**Legend**

- Huddle Brook Parcel
- Town Roads
- Forest Road
- Public Lands
- Other Conserved Lands
- Town Lines

330 165 0 330  
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.



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](http://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 \_\_\_\_\_ (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:

- |  |  |
|--|--|
| <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: \_\_\_\_\_