

# fountains

## PROVIDENCE FOREST

***Set just inside the Adirondack Park,  
this white pine dominated forest is an accessible and  
affordable investment in timber, real estate and recreation.***



**144 Tax Map Acres  
Providence, Saratoga County, New York**

**New Price: ~~\$132,000~~ \$119,000**



## LOCATION & VALUE

Providence Forest is a 144-acre recreational woodlot that offers great value in its combination of location, features and recently reduced price.

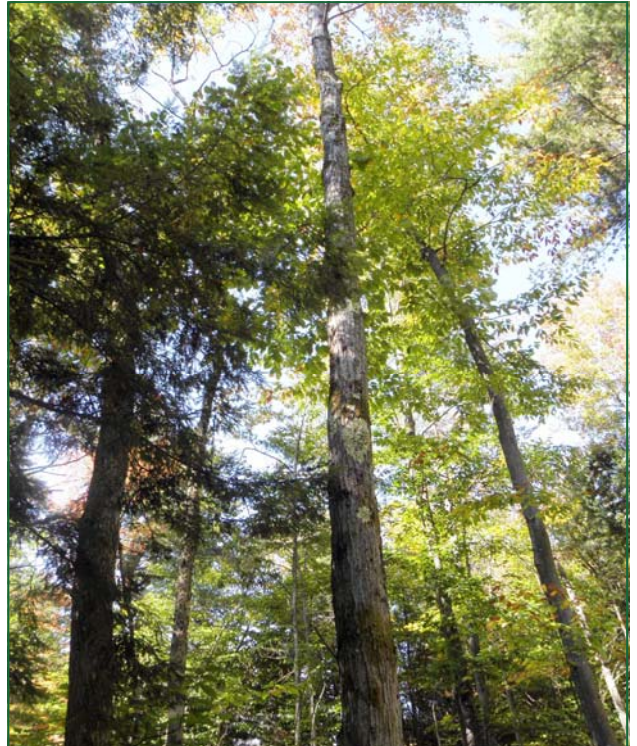
The property is conveniently located within a half hour of Saratoga Springs, one of the region's most attractive communities and a premier summer destination. This popular city is home to a famed horse racing track, numerous boutique spas, many art galleries, the Saratoga Performing Arts Center, and a wide array of restaurants and shops. Providence Forest is 18 miles from the center of the town via State Route 29 and Barkerville Road. You can enjoy in the woods all morning, go to the track in the afternoon, then hit the town for a fun evening out.

However, the property still offers a private retreat with an Adirondack ambience. The neighborhood is a quiet and rural one in the rolling foothills of northern Saratoga County. Lying just inside the Adirondack Park's 'Blue Line,' this forest is a classic opportunity for outdoor weekend recreation and cabin development. With gentle terrain, a network of internal trails, varied wildlife habitats and an on-site stream, the property can support a variety of activities. Just off-site, the Great Sacandaga Lake's Broadalbin boat launch, a primary entry point with parking for 70 cars and trailers, lies 15 minutes to the west of the property. More lakes and ponds as well as peaks and trails lie throughout the Adirondack region.

Saratoga County has consistently experienced strong population growth percentages for several decades making Providence Forest a smart land investment in a growing region. The recent price reduction brings the per acre price down by almost \$100/acre. Set within 45 minutes of the Capital District Region and associated "Tech Valley," the property is an accessible escape from everyday life.

## ACCESS/BOUNDARIES

The property is accessed via 80' of frontage along Drager Road, a low-traffic, town-maintained, four-season road with electric utilities available roadside. The road frontage falls along the property's northwestern corner, with most of the acreage tucked away from the road, affording privacy and seclusion within the property bounds. From the road frontage, a private woods road parallels the northern boundary line for 800' before leaving the property and providing access to a neighboring ownership. An internal trail network has been established and maintained over the



**Providence Forest is a solid, long term land investment in the Saratoga Region offering year-round access, future cabin site options and a long-term timber resource.**



**The property's northwest corner has frontage along Drager Road, a year-round town artery with utilities available roadside.**



## ACCESS (continued)

Directions: To get to the property from Saratoga Springs, travel 13 miles west on Route 29 to Mosherville. Take a right onto County Route 16 (Barkerville Road) and travel 2.3 miles north to Barkerville Corners. From Barkerville Corners, travel onto CR 13 for 4.3 miles, then take a right onto Drager Road and go 1.5 miles; the property will be on the right.

Tax map acreage is reported as 144 acres. Boundaries in the field are generally discernible and consist of occasional painted lines with consistent pink and orange flagging. Maps in this report are based on the tax map information and are believed to be reasonably accurate. However, buyers should not rely on these maps to precisely portray the deeded boundary lines in the field.

## SITE DESCRIPTION

With its gentle terrain and natural pine and hardwood forests, the property is well-suited for a host of outdoor activities, including hiking, ATV use, snowmobiling and hunting as well as nature viewing and conservation. There are numerous sites for establishing a weekend camp set away from the road. in the midst of the forest. All of these recreational uses can co-exist with long-term forestry management and conservation.

Terrain and forest composition are highly characteristic of the surrounding southern Adirondack foothills. The land's relief consists of several distinct finger ridges that are interspersed between lower-lying basins with little elevation change property-wide.

The ridge areas, in the northwest corner along Drager Road and within the northeast corner and central ridge portions of the property above 1,300', consist of Berkshire–Beckett–Tunbridge soils. Due to their excellent drainage, these sites are where the best white pine stands are located. The remainder of the property can be described as lower, flatter basin sites with a mix of hemlock and hardwood stands, offering great habitat for deer and other resident wildlife.

**Recently opened areas encourage new growth, which attracts wildlife and sets the stage for future**



**Above: Finger ridge sites above 1,300' are well-drained and ideal for white pine growth.**

**Below: A nice year-round tributary of nearby Evans Creek flows through the property.**





## NATURAL RESOURCES

Providence Forest's pine, hardwood and hemlock stands can support a number of long-term ownership goals. Species composition is dominated by a recently-thinned white pine component and supported by a mix of maples, hemlock, birches, aspen and beech poles.

A timber harvest 2010-2011 focused on the harvest of large white pine sawtimber stems and occasional mature hemlock and hardwood trees. Harvest activity occurred throughout most of the property. Some areas of the forest have been 'opened up' as a result of this activity, while several pockets of denser pine stocking still exist. Although recently thinned, the residual forest still has numerous small-to-medium (14-18") pine sawtimber stems that will anchor the next harvest opportunity a decade from now and act as a seed source for future sapling establishment.

The recent logging has created numerous forestry trails which can be cleared, upgraded and maintained for cross-country skiing and horseback riding as well as ATV and snowmobile use. The harvest also created holes in the forest canopy that will allow future browse and green plant growth to establish and attract deer. There are numerous deer trails throughout the property and a good amount of deer sign.

No inventory is available at this time.

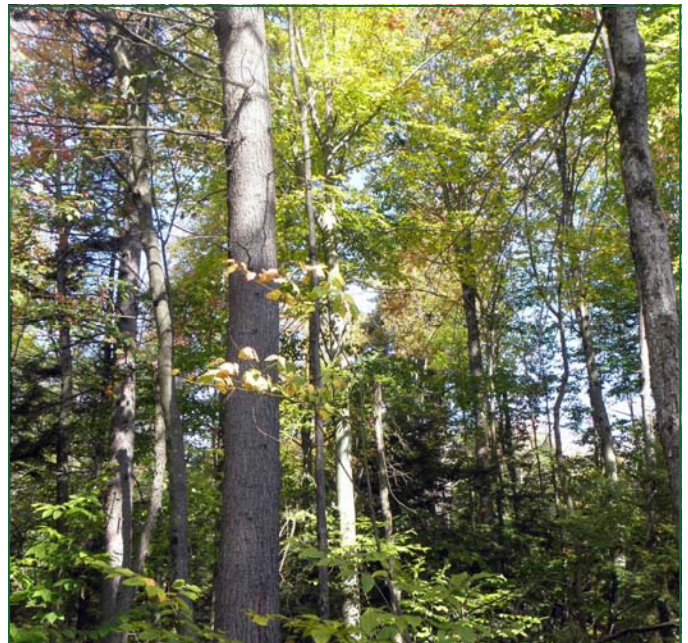
## PROPERTY TAXES

Annual property taxes in 2014 were roughly \$1,520. The property is **NOT** enrolled in New York State's Real Property Tax Law 480-A, which could reduce the annual tax burden by as much as 80%. There is a 3-year waiting period after a harvest for enrollment into 480A, so the property would be eligible in 2016. For more information about the 480-A, contact Fountains Land or the Department of Environmental Conservation office in Ray Brook (518) 897-1283.

The property is listed in the Saratoga County Real Property Tax Service in Ballston Spa as Town of Providence parcels 133.-1-38, 133.-1-39, and 146.-1-18. Deed information can be found in the Saratoga County Clerk's office filed in Book 1742 page 754 and instrument #2007-38674. Adirondack Park Agency Land Use Classification is "Rural Use," which allows for one principle structure on average for



Although mostly thinned in the last few years, the property still holds some pockets of denser stands offering harvest opportunities in the next decade.

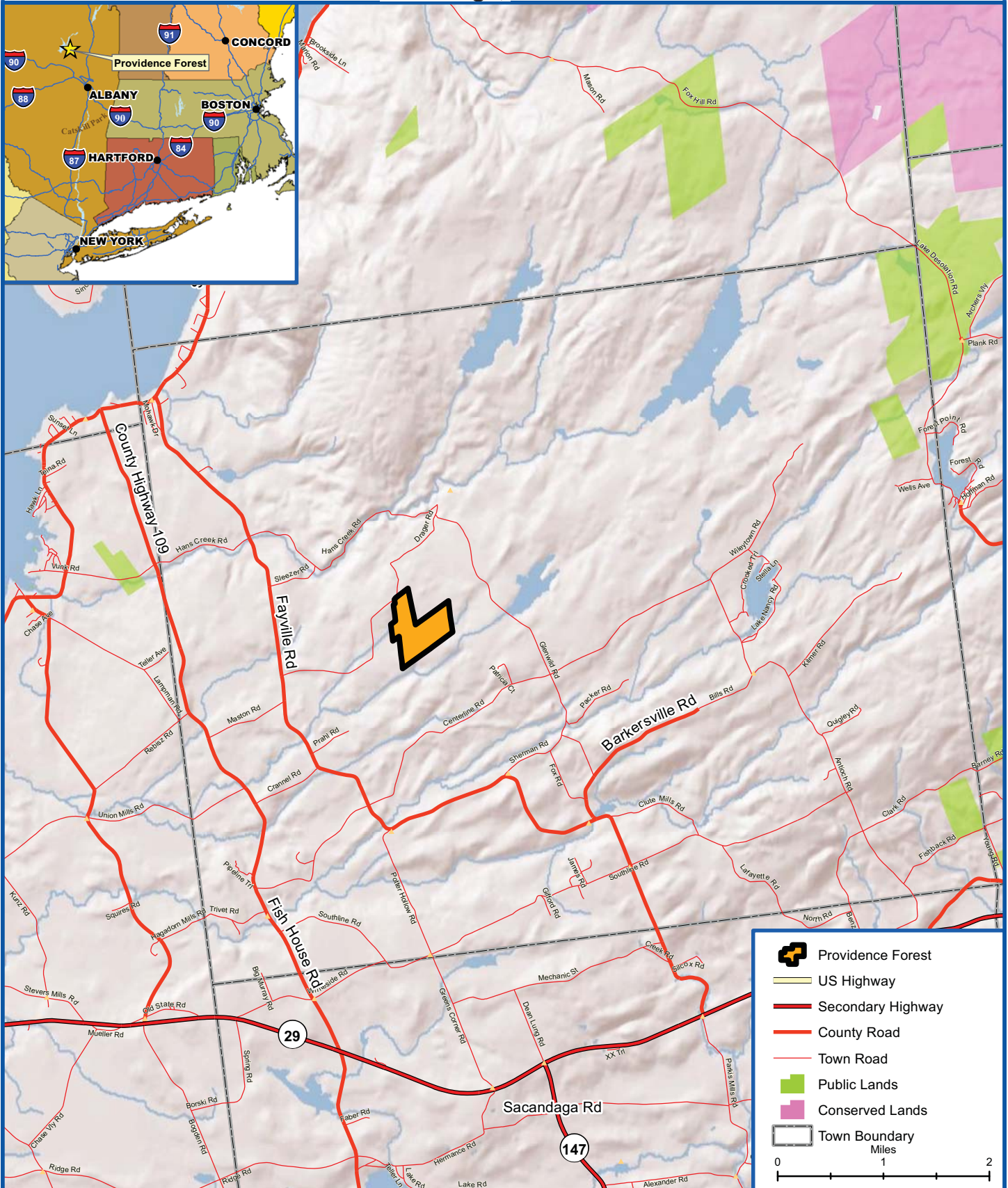


Mixed hardwoods occupy the lower elevations.

Fountains Land Inc. 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.



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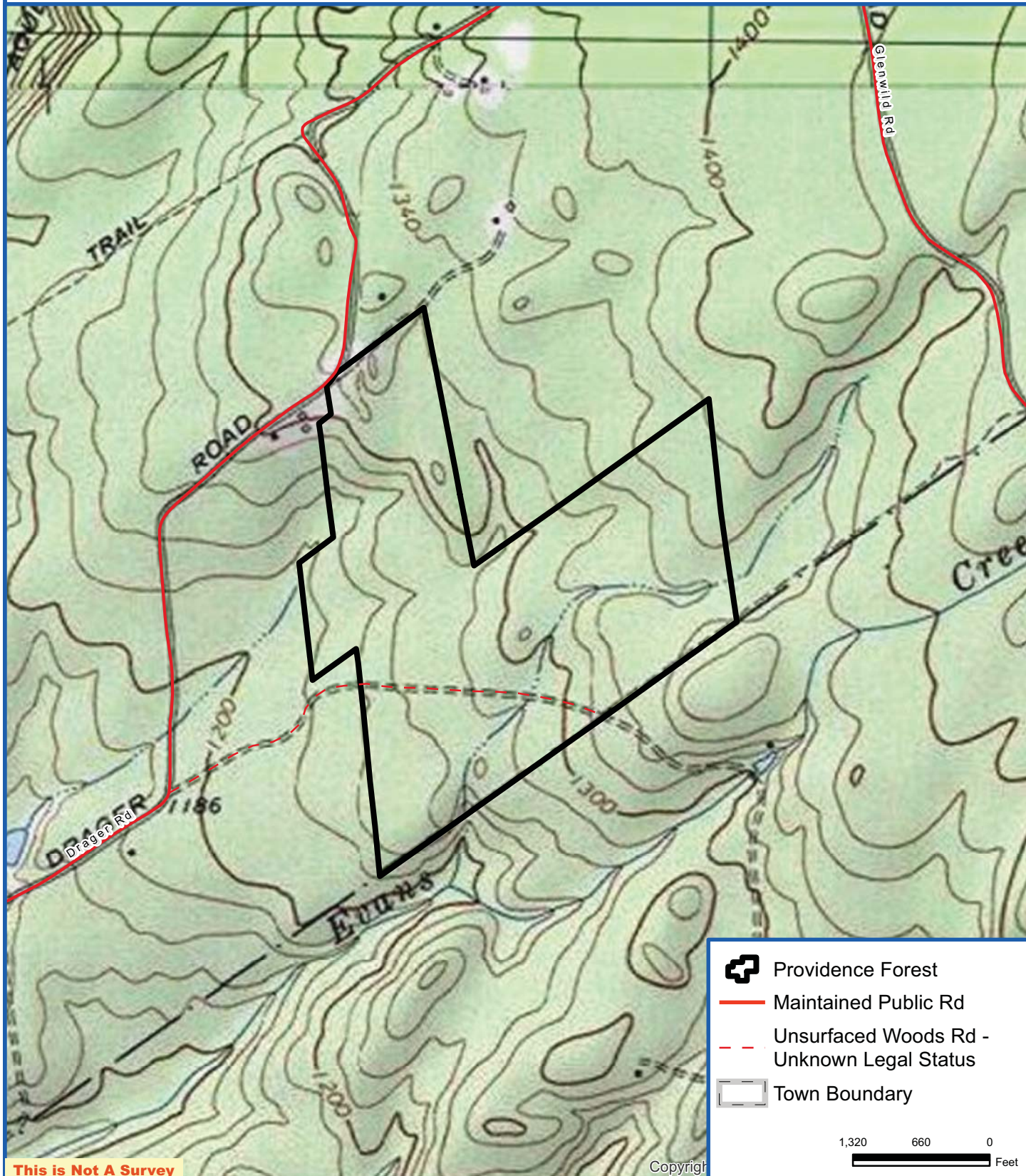




# Providence Forest

144 Tax Acres  
Saratoga, New York

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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 NYS GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

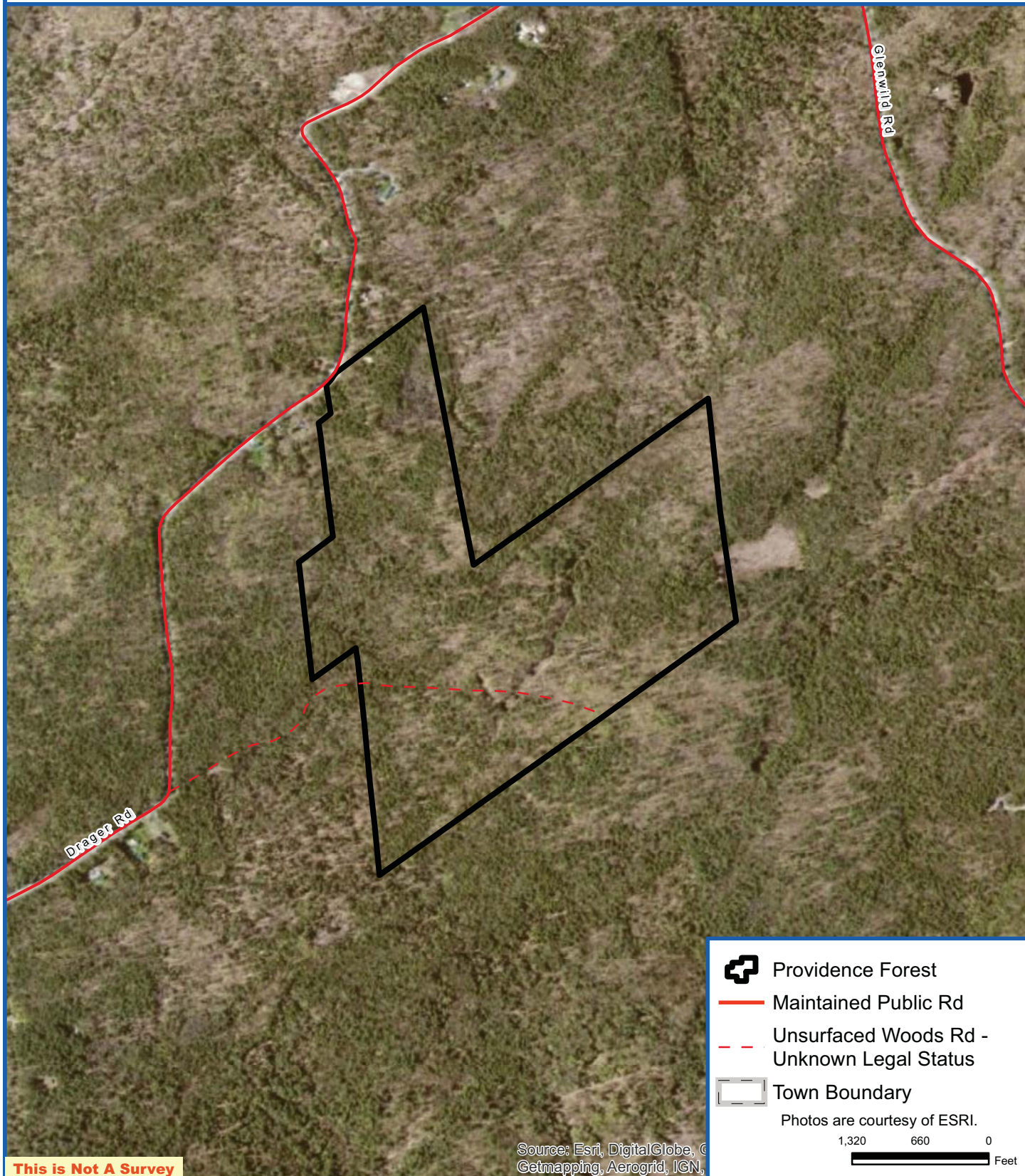




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## New York State Disclosure Form for Buyer and Seller

### 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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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