

fountains

SULLIVAN POND

Situated within 3 miles of historic Chestertown Village, this private mountain retreat property is highlighted by its exclusive ownership of beautiful Sullivan Pond.



**341 Tax Acres
Chestertown, Warren County, New York**

Price: \$250,000

LOCATION

The 341-acre Sullivan Pond Forest is a classic mountain retreat property located in New York's southeastern Adirondacks. The property is situated within 3 miles of Chestertown Village, an historic Adirondack community with close proximity to the popular Lake George Region (22 miles south). Chestertown is a four-season bedroom community for Glens Falls (30 miles south) and also hosts a thriving summer population associated with nearby seasonal homes on Loon Lake, Friends Lake and Brant Lake. Chestertown Village is home to a local art gallery, a pub, and an historic ice cream parlor along Main Street, along with several options for gas, groceries, outdoor sporting goods and multiple dining choices.

The property is located within 5 miles of the Northway (Interstate 87) at Exit 25 which facilitates weekend travel from the Northeast's major population centers. North Creek's Gore Mountain Ski Center is situated 15 miles to the west, while the popular Adirondack gateway community of Warrensburg lies 12 miles south. Saratoga Springs is a 50 mile drive from Sullivan Pond, while Albany's Capital District and emerging Tech Valley region are located within 70 miles of the property. New York City and Boston are located 4 hours south and east respectively.

ACCESS/BOUNDARIES

The property is accessed via a private gravel road extending from Ferris Road, a paved, town-maintained artery connecting the surrounding parcels with Knapp Hill Road and eventually Chestertown Village. From the terminus of Ferris Road's paved section, this seasonal access road extends for 625' across a neighboring ownership before entering the property's northeast corner. The road has a solid gravel base and is currently passable by high clearance SUV type vehicles during non-winter months.

Upon entering the property, the road continues south for an additional $\frac{3}{4}$ mile as it works its way across gently-sloped, well-drained forested terrain. As the road eventually extends toward the pond, it reaches a prime off-grid building envelope occupying a low knoll overlooking the western shoreline. With some additional light tree clearing, this envelope could provide excellent views of the pond below and nearby Remington Mountain on the horizon.

Scenic waterfront views of Sullivan Pond



Views of Sullivan Pond from the eastern shoreline which is accessed from an ATV trail off the main access road.



A private seasonal access road extends from Ferris Road to the western shoreline of the pond.



ACCESS/BOUNDARIES (continued)

Numerous woods trails that were previously used for forest management entry provide recreational access throughout the heart of the property. One particular trail begins at the access road just north of the pond and wraps toward the eastern shoreline area. This trail can easily be used for hiking, hunting and ATV use and it provides access to a rustic camp site overlooking the water that would be an ideal canvas for a future lean-to.

An old jeep trail extends across the southern reaches of the property from nearby Stock Farm Road to the south. This former road crosses the property before continuing on to the east and eventually reaching Grandview Road (a spur off State Route 9) just south of Chestertown. The legal status of this access road is unknown at this time. Boundary lines on the property are variable and consist of a mix of stone walls, posted signs and pink flagging. Maps in this report are based on tax and deed information. Although these maps have a survey origin, buyers should not rely on them to accurately portray deeded boundary lines in the field.

SITE DESCRIPTION

The parcel offers several of the best qualities of a prime Adirondack waterfront retreat, anchored by its exclusive ownership of beautiful Sullivan Pond. This scenic 40-acre pond offers 9 acres of open water in its center which is flanked by a system of scenic bogs and marsh ecosystems around 80% of its shoreline. One particular point jutting out along the eastern shoreline provide opportunities for lean-to development and high-flotation kayak access. This strategic location is accessed via a 15-minute hike from the access road via an ATV trail described above. Although the water depth is shallow, the pond offers exceptional aesthetic appeal and creates a rich blanket of wildlife and bird habitat for conservation-minded buyers. Beavers, turtles, great blue heron, ducks, deer and coyotes are some of the wildlife species which use the pond and its surrounding forest as their prime habitat.

Sullivan Pond lies protected within a private forested bowl that is nestled between Ferris Road Hill to the north and the prominent Remington Mountain to the south of the property.



Views of Sullivan Pond from the western shoreline (above) and from the air (below).



A picnic spot in a small clearing in the lower left of the photo overlooks the eastern shoreline of Sullivan Pond.

SITE DESCRIPTION (continued)

Ferris Hill's summit (1310' ASL) defines the landscape in the property's northernmost corner, while spectacular views of nearby Remington Mountain (just south of the property) can be enjoyed from the pond's frontage. Additional highlights include a diverse long-term conifer and hardwood timber resource and the potential off-grid building site flanking the pond's western shoreline near the end of the property's private gravel road. This area includes a recently drilled well and spring which were strategically placed to take advantage of pond views in this vicinity. In addition, 4 artesian wells have been drilled on the property over the past decade along the access road leading to the southern section of the land.

TIMBER

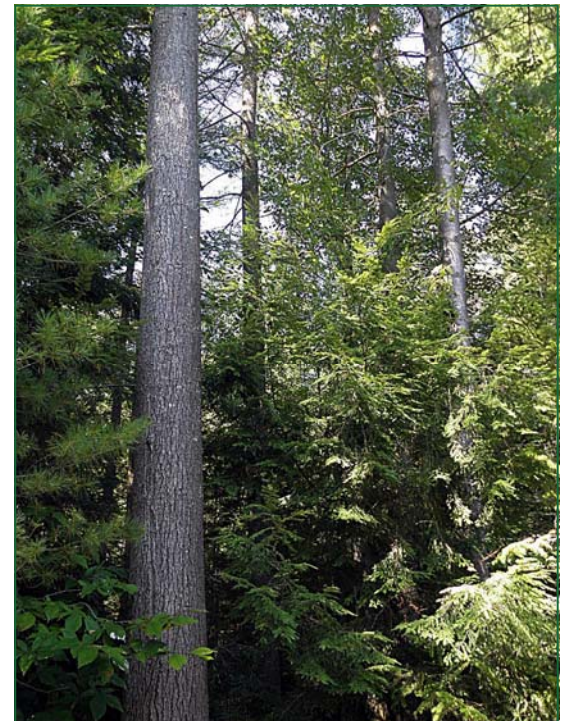
Sullivan Pond's woodlot opportunity offers a developing conifer and hardwood forest that can simultaneously support long-term forestry objectives and provide privacy and open space in support of a future waterfront estate. Red maple, hemlock, red oak, sugar maple and white pine are the dominant species. The forest was most recently thinned in the last 5-7 years. Residual stand structure is essentially two-aged, dominated by middle-aged pole-sized hardwood and hemlock stems (40-50 years old) in the overstory with a younger 2-4" age class developing from a harvest that took place approximately 25 years ago. Well-stocked white pine and hardwood regeneration is abundant in areas that were recently harvested and this component diversifies age stand structure and provides browse and cover for resident wildlife and birds. No forest inventory data is available at this time.

A developing northern hardwood stand in the property's northwest quadrant upon Ferris Hill.



PROPERTY TAXES

Annual property taxes in 2011 were approximately \$4,762. The property is **NOT** enrolled in New York State's Real Property Tax Law 480-A, which could significantly reduce the annual tax burden by as much as 80%. For more information about the 480-A, contact Fountains Real Estate or the Department of Environmental Conservation office located in Ray Brook, NY (518) 897-1283. The property is listed in the Warren County Real Property Tax Service in Lake George NY as Town of Chester tax map parcel #121.-1-2. Deed information can be found in the Warren County Clerk's office and filed in Deed Book 1205 Page 206.



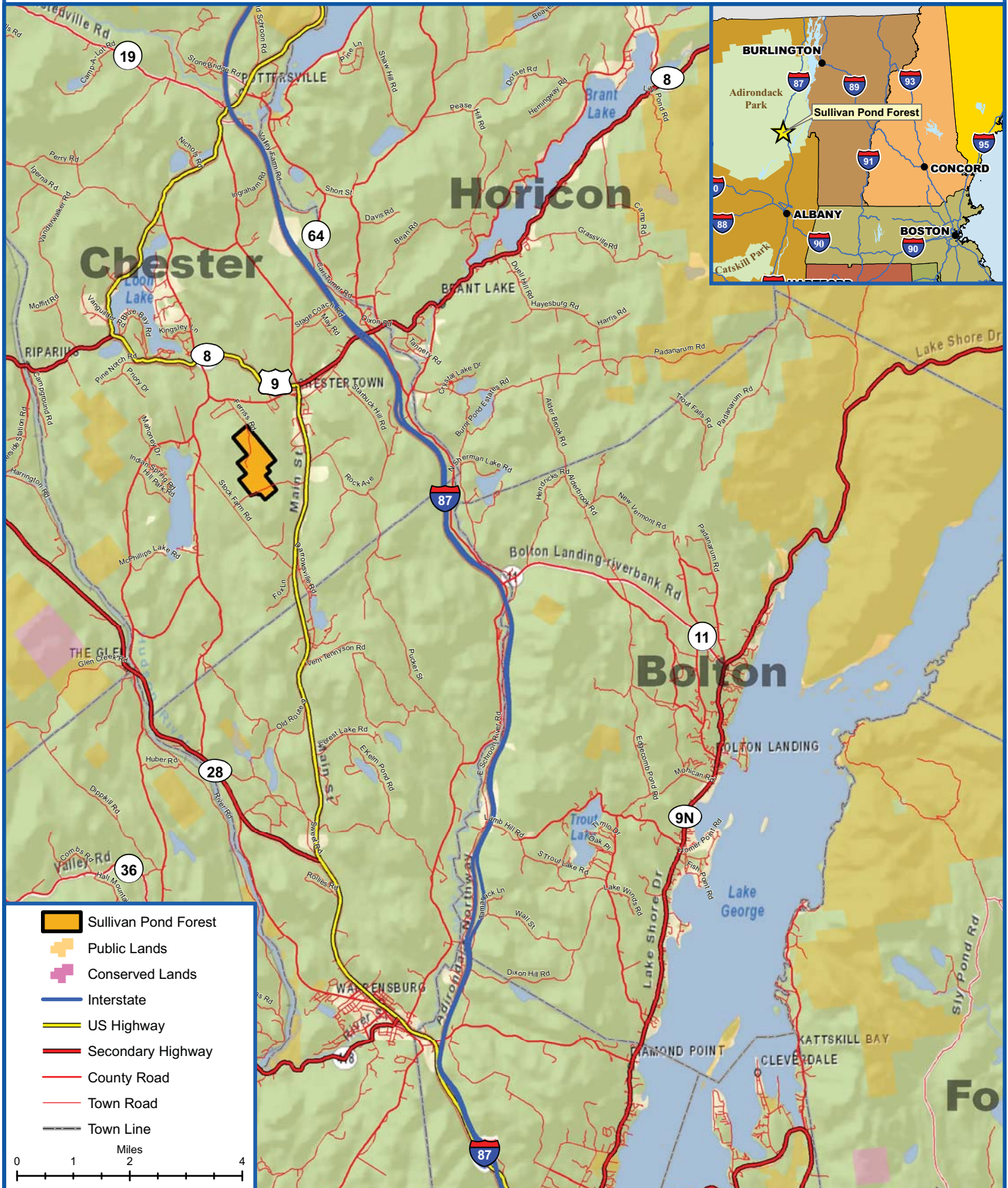
A well-stocked white pine saw timber stand occupies the far southwestern corner of the land to the south of the pond.

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.



Locus Map
Sullivan Pond Forest
341 Acres
Chester, Warren County, New York

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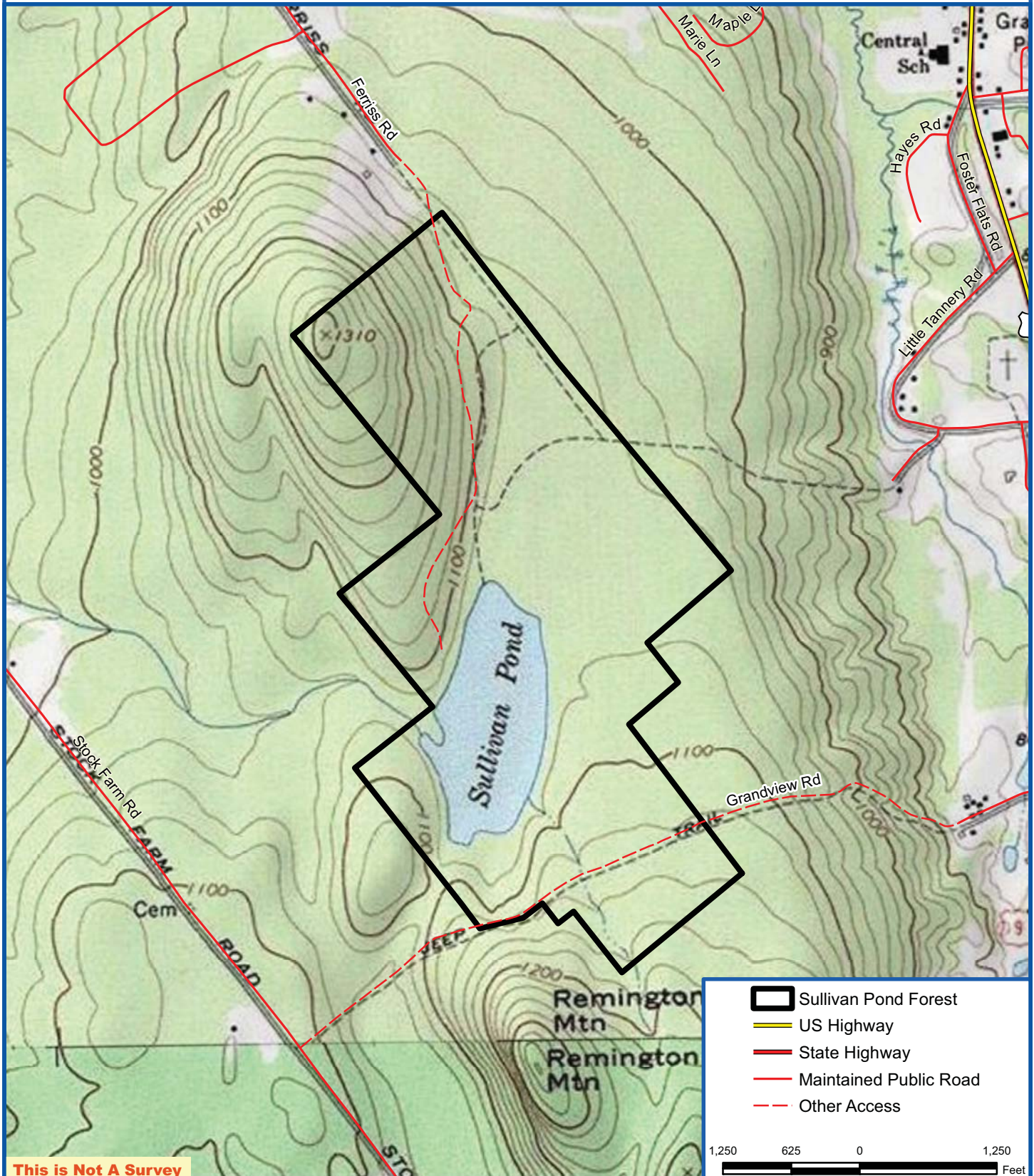


Sullivan Pond Forest

341 Acres

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Map produced from the best available information including town tax maps, 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.

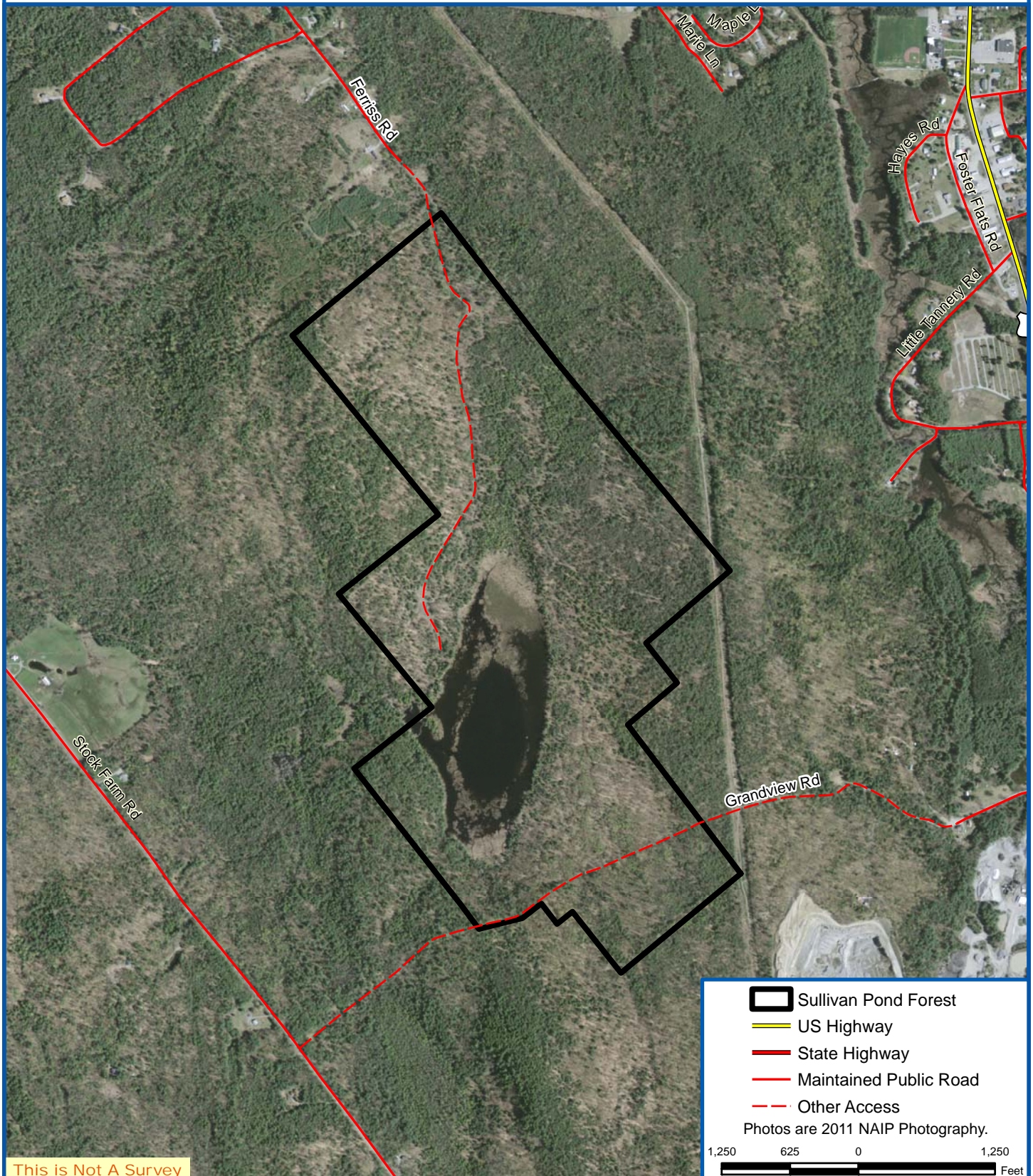


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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

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: _____