

# fountains

## DRESDEN HILL FOREST

***An exceptional small forestland investment  
with quality hardwood stocking, historic stone walls  
and close proximity to Lake George and Lake Champlain.***



**110 Acres  
Dresden, Washington County, New York**

**Price: \$145,000**



## LOCATION

Dresden Hill Forest is a classic, multiple-use property located in a private setting along the New York Route 22 corridor in northern Washington County. The surrounding landscape is a series of prominent mountains and upland ridges which are wedged between scenic Lake George to the west and the 130 mile-long Lake Champlain to the east. The property lies in a tranquil and quiet wooded setting that is within a larger mosaic of conserved private forest lands, state forest preserve lands and smaller private ownerships.

New York Route 22 is less than 2 miles to the east of the property and serves as the major north-south corridor within the region. It connects Dresden Hill's neighborhood with the communities of Ticonderoga (15 miles to north) and Whitehall (13 miles to the southeast). Both of these villages offer gas and grocery stops, community health centers and numerous dining and food shopping options.

Glens Falls lies 35 miles to the southwest and is the major regional hub for health care, jobs, entertainment, dining, and shopping. Rutland, Vermont, is 37 miles east and the Killington Ski Area is within 50 miles of the property along Route 4. Burlington is an 1.5 hour ride to the north, while Middlebury is an hour's drive away.

Huletts Landing, a quaint waterfront community on Lake George's east shore, is a short ride south of the property and offers a public beach and private marina with docking access to the stunning and lightly developed north-central basin of Lake George.

New York City and Boston are 4.5 hours south and east, respectively, while Montreal is 2.5 hours north of the property.

## ACCESS/BOUNDARIES

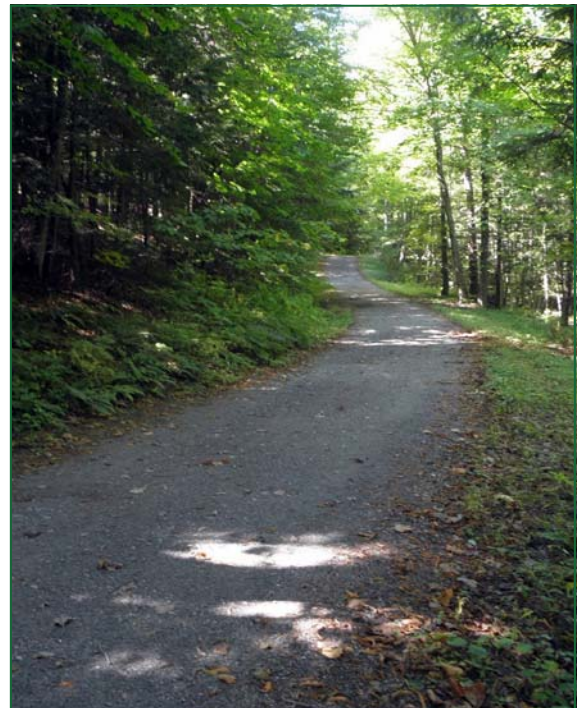
There are two separate entry points to the property:

Dresden Hill Road – Access to the southern half of the property is gained by 1,800' of frontage along Dresden Hill Road, a seasonal town road that links the property to nearby Route 22. Dresden Hill Road starts out as a four-season, paved town road to within 0.2 miles of the property line before it transitions into a seasonal gravel artery. The seasonal portion of the road is passable by sedan and SUV-type traffic during non-winter months

A well-groomed, gated forest road entrance extends from Dresden Hill Road into the property and provides the main access point for entry. A few hundred feet up a gradual hill, the road ends at a scenic one-acre meadow with grass, goldenrod, apple trees and an old stone cellar foundation.



**The property offers a well-stewarded timber resource, weekend cottage options and very good forest aesthetics.**



**Dresden Hill Road links the property with nearby NY Route 22 which is only one and a half miles to the east.**



## ACCESS (continued)

From the meadow, the access road continues through the woods for another half mile before exiting at the property's western boundary line and continuing on to a neighboring ownership. This access road also serves as a right-of-way to the neighboring property owner to the west.

Honeytown Road – 240' feet of road frontage along a four-season gravel town road with utilities available roadside make this a cost-effective location for those seeking a year-round residence. Terrain is gently sloping, soils appear to be well-drained and there seems to be ample opportunity to cut in a driveway to a future home site envelope.

Boundary lines on the property are generally discernable and consist of a mix of old paint and posted signs. Maps in this report are based on tax, deed and survey information. Tax map acreage is 110 acres. Although maps in this report are deemed to be correct, buyers should not rely on these maps to accurately portray deeded boundary lines in the field.



The property was a family homestead in the early 20th century, as evidenced by the many granite stone walls woven across the fabric of the land.

## SITE DESCRIPTION

Site highlights include classic, granite stonewalls, exceptional forest aesthetics, brook frontage along year-round Mill Brook and three scenic beaver meadows. Opportunities include weekend cottage or year-round residential options, light rural subdivision, and an abundance of outdoor recreational pursuits.

Walking through the land, one can easily spot remnants of the stone walls, numerous rock cairns, and a stone cellar foundation, all of which were part of a farming homestead many years ago. The western two-thirds of the land is classic, upland-type hardwood ground, which slopes gradually from the height of ground near the southwest corner toward the east. The land's cool, moist east-facing slopes offer nice morning sunshine and good aspect for northern hardwood production. This is the part of the land that is predominantly forested with hardwoods and white pine and offers the best options for future timber management opportunities.



Mill Brook feeds three distinct beaver meadows.

Terrain in the eastern third of the land is more gentle and flat with three distinct and scenic beaver meadows lying along Mill Brook. These each vary in size from one-and-a-half to two acres, with total beaver meadow acreage estimated at five to six acres. These openings in the forest canopy provide excellent habitat for resident deer and other wildlife, paving the way for wildlife watching or hunting opportunities. Elevations range from 1,700' ASL near the southeastern boundary line to 2,130' along the height of ground along the eastern boundary.



## WOODLOT OPPORTUNITY

Once a family farmstead in the early 20<sup>th</sup> century, the property gradually reverted to natural forestland six or seven decades ago and now offers a scenic hardwood and pine forest that can support a wide range of ownership goals.

Major species include sugar maple, red oak, white pine, white birch, aspen and hemlock. The forest is well-stocked and the most recent ownership has left a light footprint on the timber resource over the past 15 years. Stem quality, crown vigor, tree height and forest aesthetics are above average for the Adirondack region.

Stocking falls predominantly near-to-above B-line and close to fully-stocked conditions exist throughout the hardwood stands. A light intermediate thinning took place around 2010 in the north-central portion of the property; the goal was to improve residual stem quality, spacing and productivity. Hardwood diameter distribution favors pole timber and small saw logs, while the fast-growing white pine component is in the small-to-medium-sized sawlog stage. With good stocking and species representation, there should be a lot of wood on this property in the next decade for those owners interested in asset appreciation. In the interim, firewood thinnings could occur periodically over the next cycle to maintain optimum forest productivity and focus growth on the valuable oak and sugar maple resource.

No timber inventory is available at this time.

## PROPERTY TAXES

Annual property taxes in 2013 were roughly \$2,008. 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%. For more information about the 480-A law, contact Fountains Land or the Department of Environmental Conservation office located in Ray Brook, NY (518) 897-1283.

The property is listed in the Washington County Real Property Tax Service in Fort Edward, NY as Town of Dresden parcel 20.-2-3.2. Deed and right-of-way information can be found in the Washington County Clerk's office Book 829 page 37. Adirondack Park Agency Land Use Classification is "Rural Use" which allows for one principle structure, on average, for each 8.5 acres.



**Good stocking and a favorable species mix offer investment qualities that balance the amenity value of the property.**



**Quality sugar maple grows well on the cool, east-facing slopes and is one of the major species present.**

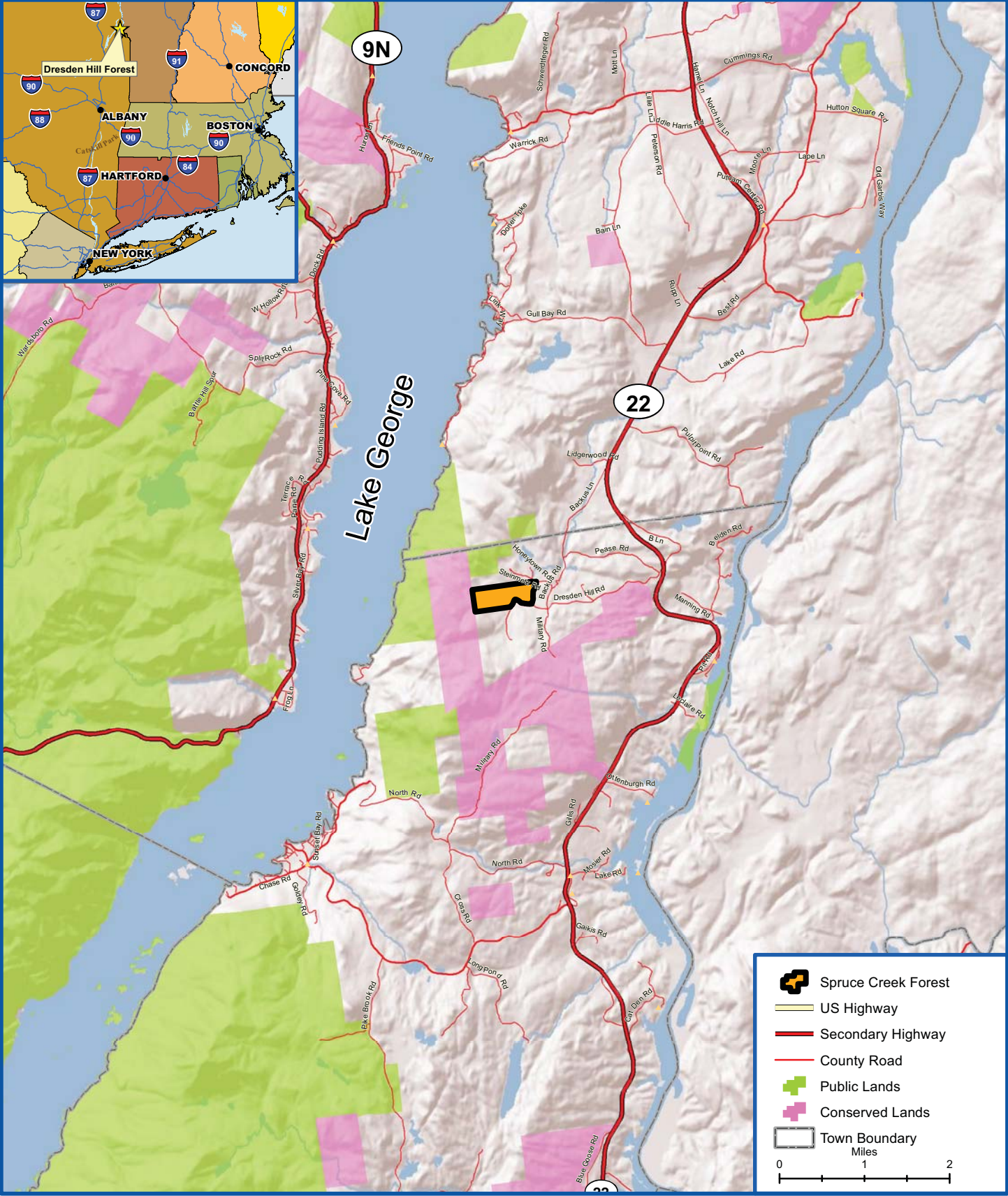
Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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  
**Dresden Hill Forest**  
110 Town Listed Acres  
Dresden, New York

fountains



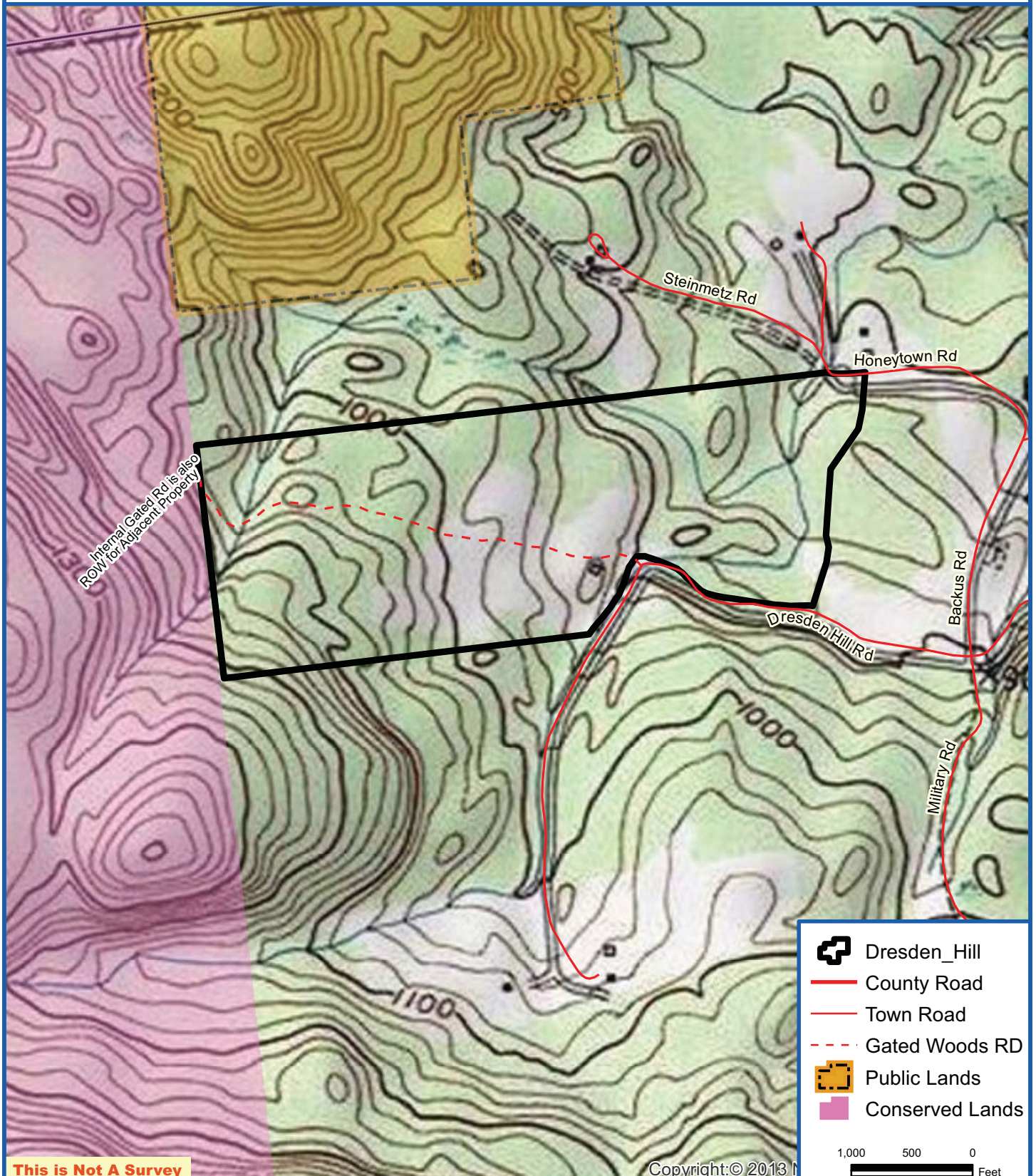




# Dresden Hill Forest

110 Town Listed Acres  
Dresden, Washington County, NY

fountains



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.

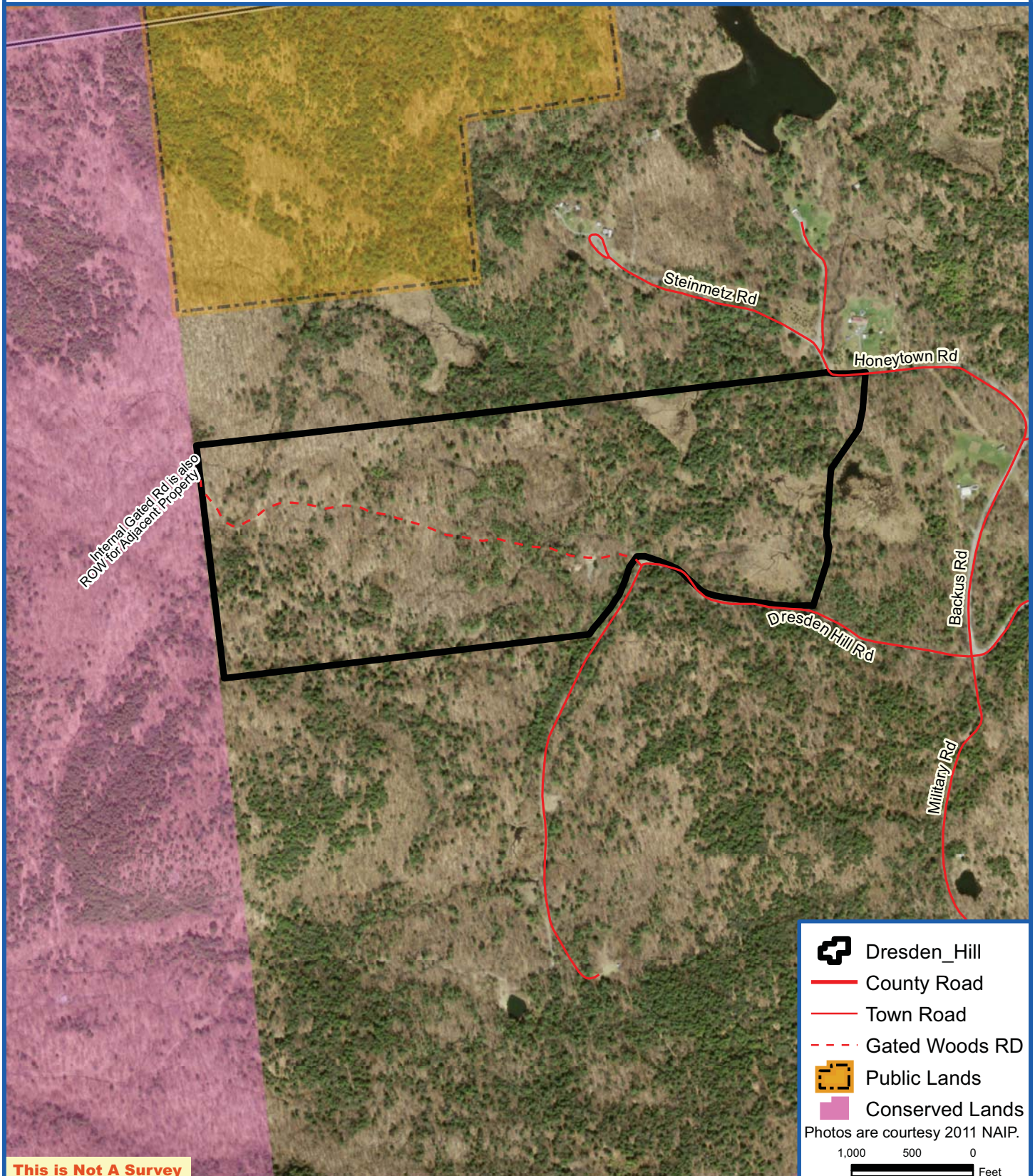




# Dresden Hill Forest

110 Town Listed Acres  
Dresden, Washington County, NY

fountains



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.





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 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: \_\_\_\_\_