



**Fountains  
Land**  
AN F&W COMPANY

## HOLLOW ROAD FOREST

This large, Saratoga County property offers long stream frontage on Allentown Brook, stunning beaver ponds, and attractive pine, spruce and hardwood stands.



610 Tax Acres  
Day, Saratoga County, New York

**New Price: ~~\$500,000~~ \$419,000**



## LOCATION

Hollow Road Forest is a 610-acre property in the scenic town of Day, Saratoga County, New York. This versatile, multiple-use land and timber investment is tucked privately within the rolling foothills of Great Sacandaga Lake's North Shore region. The surrounding area offers a classic Adirondack backdrop with its expansive hardwood and pine forests, fresh air, clear mountain streams, seasonal lakeside communities and close proximity to the villages of Hadley and Lake Luzerne for shopping, amenities and dining.

Lying just inside the Adirondack Park's 'Blue Line', the property offers opportunity for outdoor weekend recreation, future cabin development and a smart, long-term investment that can be passed on to family and heirs. The nearby Great Sacandaga Lake stretches for nearly 29 miles from Northville to Conklingville, and is one of the largest lakes in the Adirondacks. It's a favorite destination for fishing, boating, snowmobiles and water sports.



Looking southwest toward Flat Hill from one of several beaver flows.

The property is within 45 minutes of Saratoga Springs and an hour of the Capital District Region and Tech Valley. Saratoga Springs is one of the region's most sought-out communities for year-round living and as a summer destinations. Known as "Spa City," it is home to a famed horse-racing track, numerous boutique spas, a host of galleries, the Saratoga Performing Arts Center, and a wide array of restaurants, bistros, and shops.

New York City and Boston are both within a four-and-a-half hour drive south and east, respectively.

## ACCESS

Legal access is via 150' feet of road frontage on Hollow Road, a paved, four-season, town-maintained road with electrical and phone services available along the frontage. The terrain is well-drained and gently sloping, so a driveway could easily be built here to expand the property's current internal road system and connect it with the road frontage.

Physical access via Steve Katham Road from the north and south has been used for many years to support forestry, recreation and logging entry; however, the legal status of this seasonal jeep road is unknown at this time. It appears to have been a town road at one point, but has been abandoned and its current status is listed as 'private road' on the town tax maps.

There is a good internal woods road network running north-south with numerous snowmobile, ATV and forestry trails extending into the heart of the forest.



A well-established jeep trail system provides great internal access.



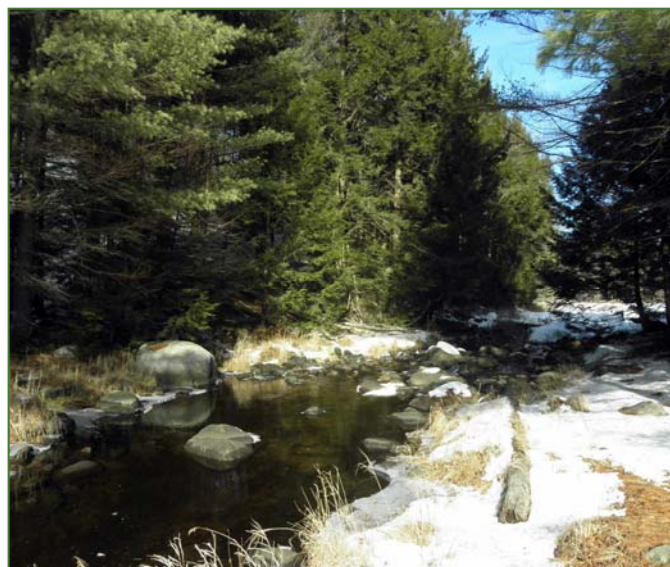
## SITE DESCRIPTION

Hollow Road Forest is a vintage Adirondack property whose intriguing site attributes include long stream frontage along Allentown Brook, a network of scenic beaver meadows with a variety of birds, mammals and amphibians, high value hardwood ridges that can be managed for timber revenue, northern conifer forests and a rare opportunity to own nearly one square mile of the Adirondacks.

The property has a high proportion of productive ground to grow trees, while simultaneously allowing numerous recreational and weekend retreat opportunities. It is easy to get around on the good trail system with an ATV or other off-road vehicle. The property's large acreage offers more than enough room for a quality deer management program or hunting group lease.

There is a mile of beautiful frontage on Allentown Brook, a year-round stream meandering through a series of stunning natural beaver ponds which act as a magnet for trophy deer, blue heron and a many of small game mammals.

The land east of Allentown Brook is adorned with a natural mix of towering white pines, emerald green spruce, beautiful groves of hemlocks, and quality hardwood poles. Upon crossing Allentown Creek, the land to the west quickly segues into a sweeping oak and maple ridge that offers compelling hunting, hiking, and woodlot investment opportunities.

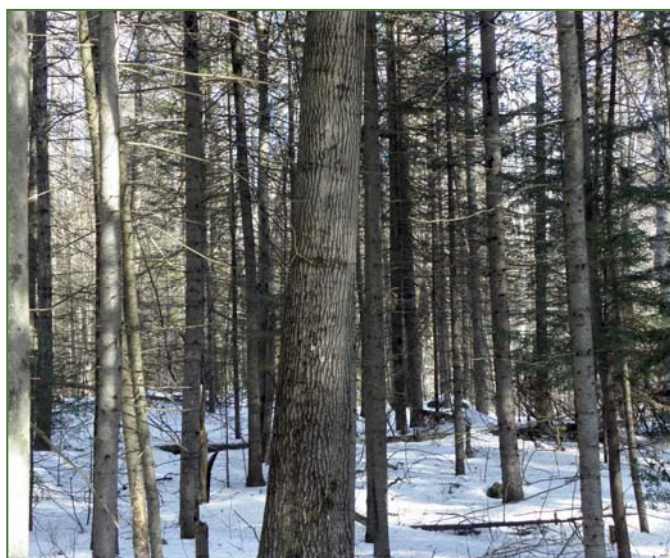
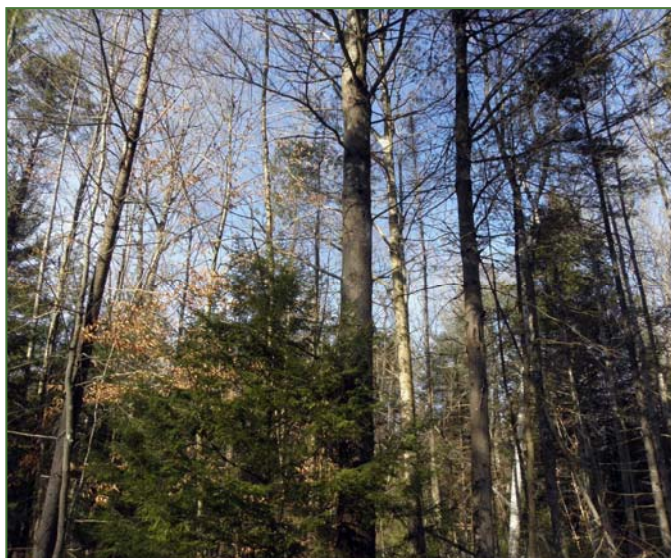


Allentown Brook offers a classic water source and acts as a magnet for trophy deer

## TIMBER

The diverse and rich natural resources on a property this large can be managed to support a wide variety of ownership goals: long-term wealth preservation through timber and land management; periodic income associated with sustainably planned timber thinning; food plots to enhance wildlife habitat for deer, grouse and turkeys; weekend cabin retreat options; and conservation and open space recreation.

The species mix is a classic Adirondack menu of white pine, red spruce, the birches, maples, ash, beech, balsam and aspen.



The forest is naturally diverse and well stocked.



## TIMBER (continued)

Mixedwood stands of towering white pines, hemlock, spruce, red maple and birches are prevalent to the east of Allentown Brook, while high-value northern hardwoods dominate the sloping ridge-side terrain west of the creek basin.

Much of the property's acreage was thinned sometime around 2009, based upon a Google Earth reconnaissance. A recent site inspection revealed a light thinning at that time leaving a lot of valuable wood for the next ownership. White pine and spruce-fir sawtimber, pulpwood and firewood can be harvested again sometime within the next 5-10 years.

No inventory is available at this time.

## TAXES, TITLE and ZONING

Annual property taxes in 2015-16 were \$4,546.02. The property **IS NOT** enrolled in New York State's Real Property Tax Law 480-A, which could significantly reduce the annual tax burden. The property is listed as town of Day Tax Map 16.-1-9; 24.-2-49; 24.2.-2-50.1; 24.2.-2-50.2 and 25.-1-19.2.

Deed information can be found in the Saratoga County Clerk's Office Deed Book 1035 page 523, Book 1069 page 10, Book 1184 page 146 and Book 1488 page 527.

APA Zoning is Rural Use which allows for 8.5-acre zoning per principle structure.



A beautiful white pine stand



This stunning beaver pond is located centrally within the property. There was an abundance of deer sign here, along with a heron nest.

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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.

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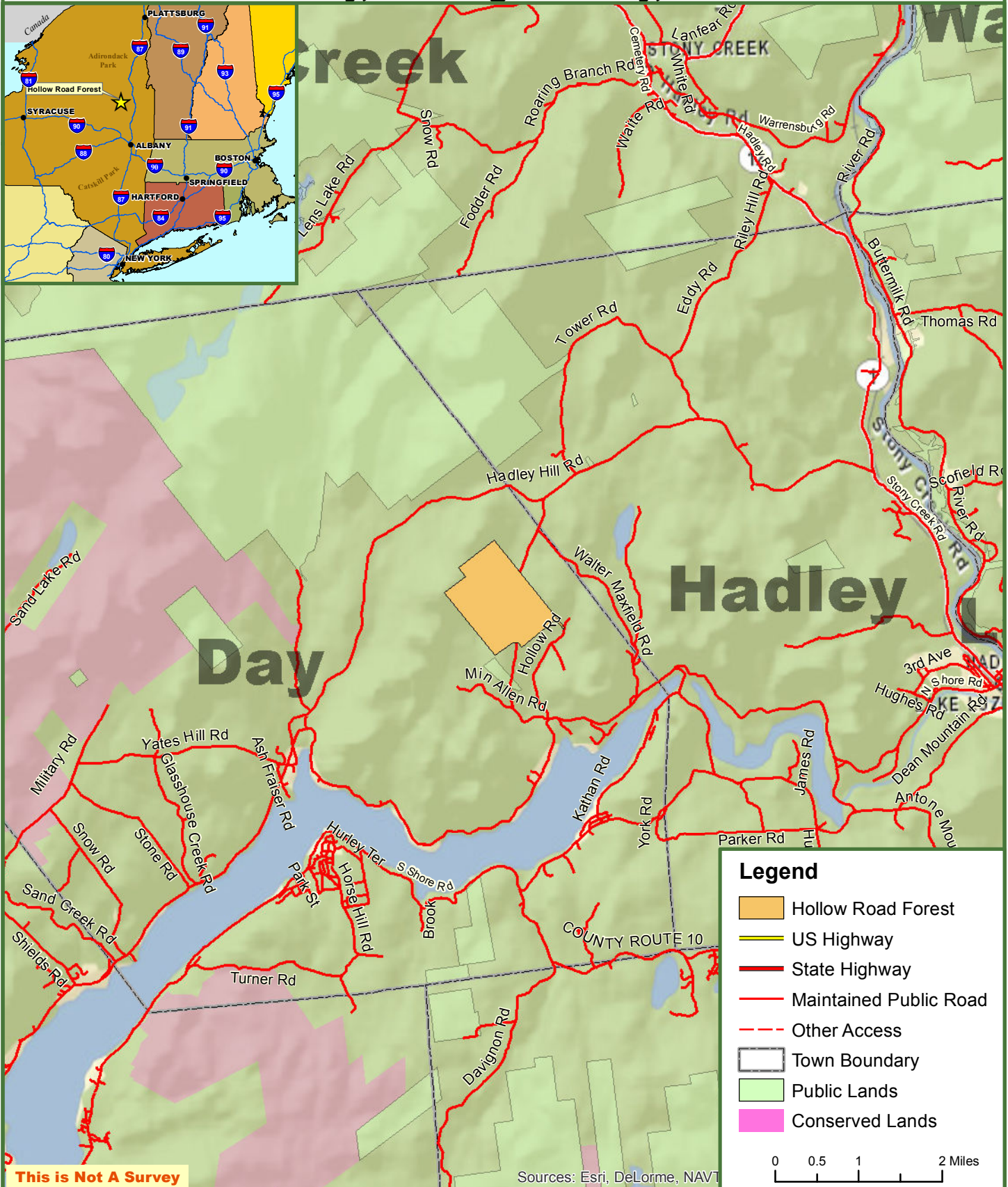
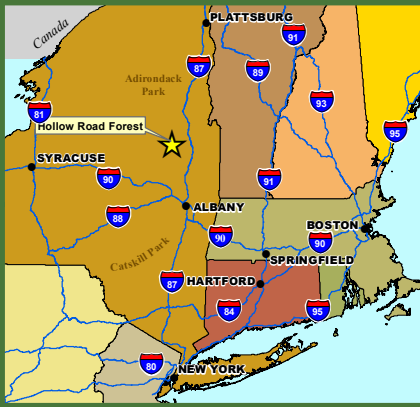




# Locus Map Hollow Road Forest 610 Tax Acres Day, Saratoga County, NY



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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 NY GIS, 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.





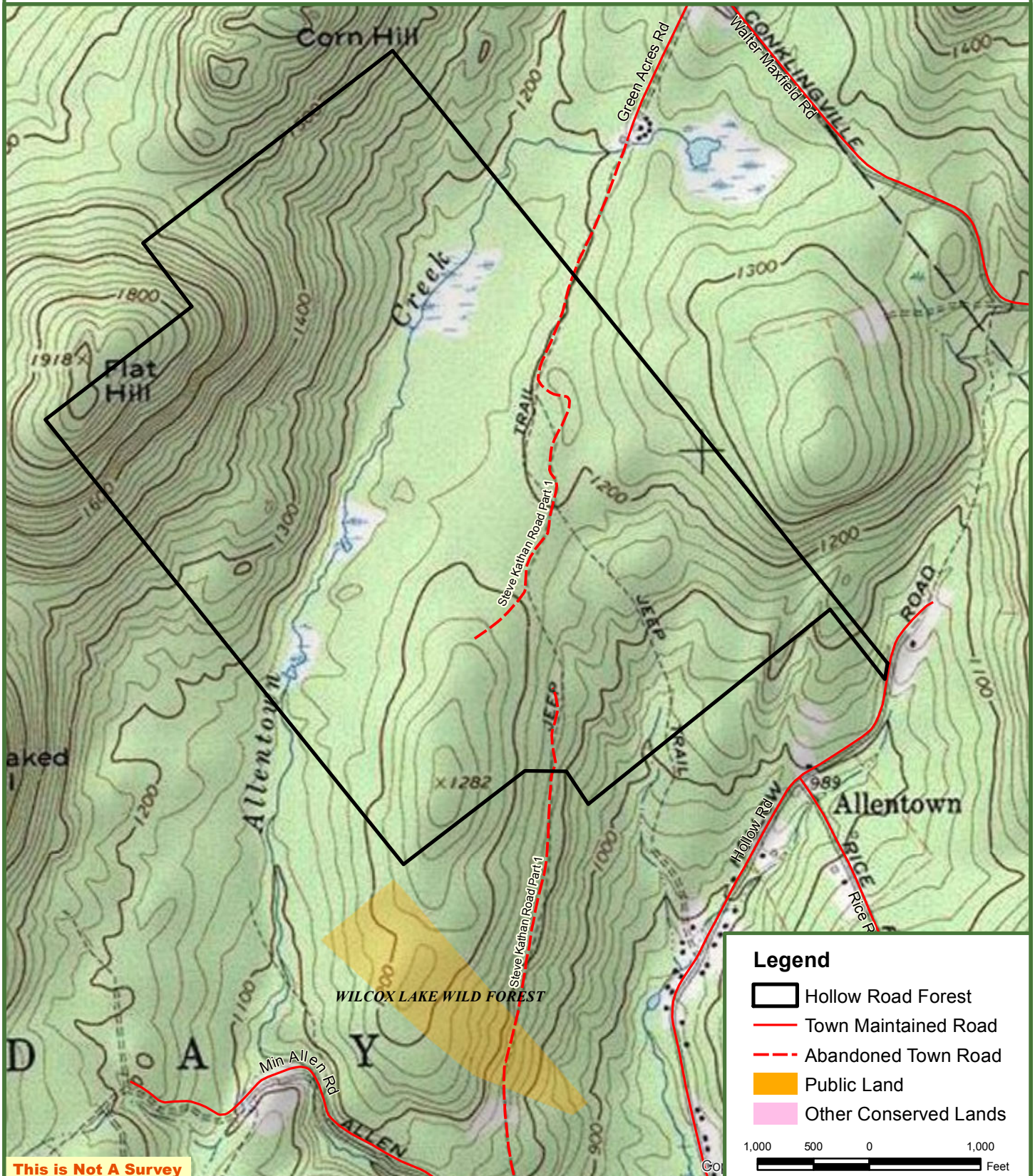
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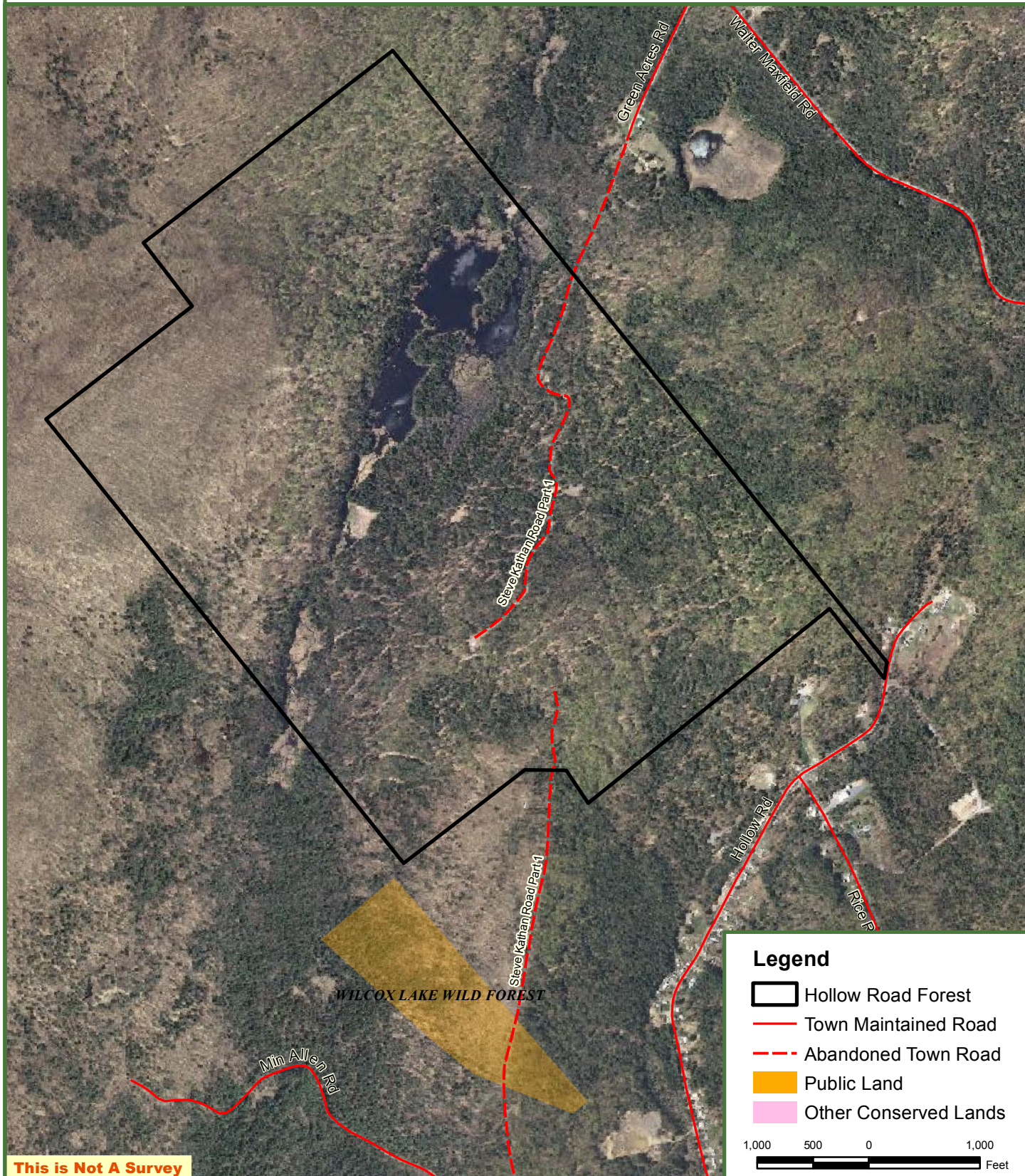
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New York State  
DEPARTMENT OF STATE  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001

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