

## HARRIS ROAD FOREST

**This multiple-use property offers end-of-the-road solitude,  
direct access to State Forest Preserve Lands and  
compelling Adirondack views toward Gore Mountain**



**181 Tax Map Acres  
Horicon, Warren County, NY**

**NEW Price: ~~\$168,000~~ \$159,000**

## LOCATION

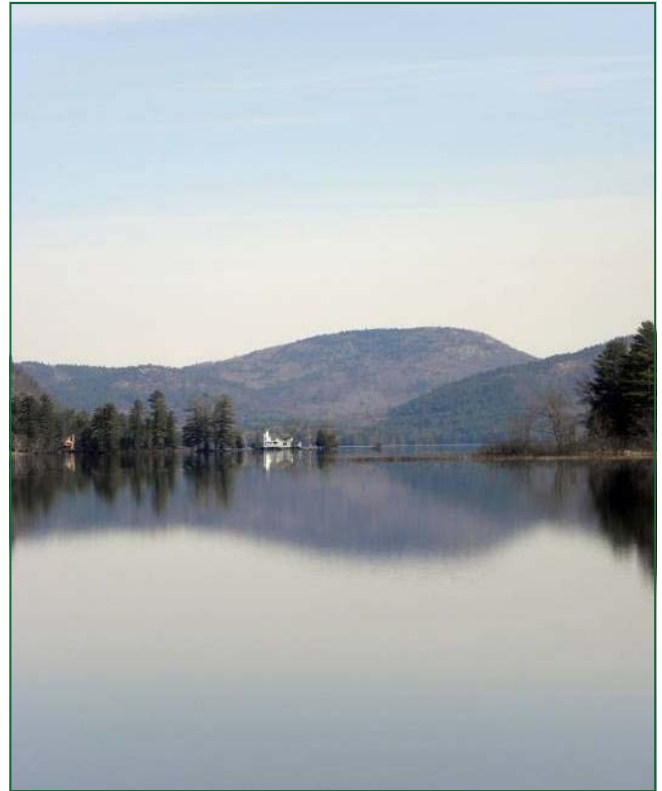
Harris Road Forest is in the southeastern corner of New York's Adirondack Park, within the historic town of Horicon in Warren County. Horicon's abundant natural resources have long-influenced its rich heritage and strong sense of community. During the 19<sup>th</sup> century, the town's forests and streams supported a vibrant tanning and lumbering industry. Horicon residents orchestrated the first known river drive in the United States, when spruce logs were harvested here and then floated down the Schroon and Hudson Rivers to mills in Glens Falls. Today, visitors come to the area to vacation near beautiful Brant Lake and visit its classic village center which is 5 miles west of the property. This charming community is well-known for its scenic mill pond, stone library and small town hospitality with a balanced mix of year-round and seasonal residences.

While offering an element of 'end of the road' solitude, the property is situated within 10 minutes of Interstate 87 (Adirondack Northway) Exit 25 and offers easy travel access to nearby population centers. Lake George Village is 25 miles south along the Northway, while Glens Falls NY is 30 miles south. Saratoga Springs and Albany are 45 and 80 miles south respectively. NYC and Boston are situated within a 4 hours drive south and east.

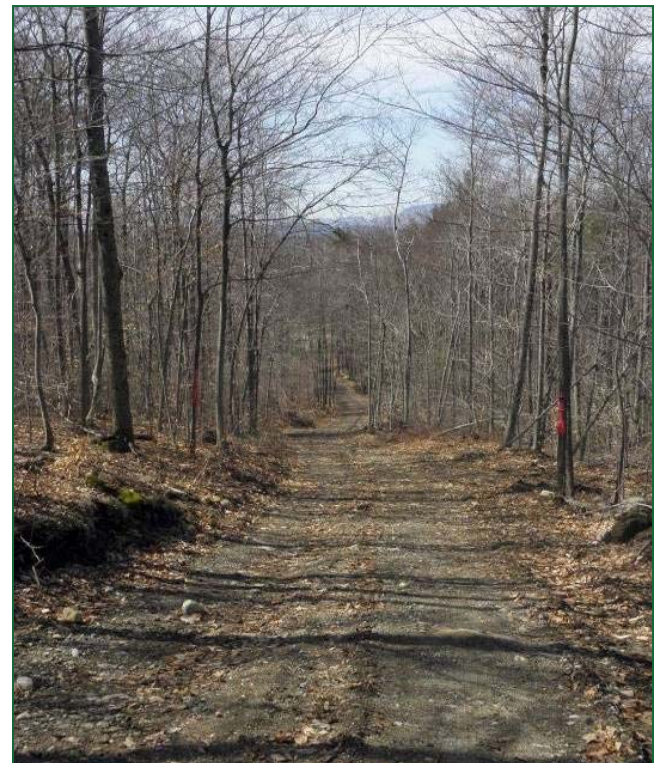
The land directly abuts the far western perimeter of nearly 70,000 acres of State Forest Preserve Lands which stretch across Warren and Washington counties. Such proximity widens hiking, hunting and fishing opportunities beyond the land's bounds and offers an undevelopable buffer to the east and south.

## ACCESS/BOUNDARIES

Access to the property is via a short deeded right-of-way spur which connects the land with Harris Road, a town-maintained corridor with utilities. From the terminus of Harris Road, this private woods road climbs gradually across gentle hardwood slopes for 300 feet before reaching the property's western perimeter. As it enters the land, the road culminates at a former log landing site where warm southwestern sunlight exposure and long-range views of Gore Mountain create a compelling platform for a future home. With minor gravel upgrades to the existing road and some modest tree clearing and site work, this location could be easily transformed into a secluded year-round residence or weekend getaway.



Nearby Brant Lake is a popular vacation destination.



A developed right-of-way connects the land with Harris Road.



## ACCESS/BOUNDARIES (continued)

From the open area, a developed trail network extends well into the heart of the property, allowing access for horseback riding, snowmobiling and hiking. The trails can easily be followed to the property's upper elevation zones where outstanding views begin to unfold to the north and east toward Lake George's well-known Tongue Mountain Region.

Boundary lines are generally discernable and delineated in the field by red boundary paint and occasional pink flagging. The total boundary perimeter is 2.26 miles. The estimate of 181± tax acres for the property, as well as maps in this report, are based on tax map and deed information.

## SITE DESCRIPTION

Harris Road Forest contains many of the desirable features of a classic, southern Adirondack retreat property; including well-drained hardwood sites, gently-sloping upland terrain, and captivating, long-range mountain views. When also considering its shared boundary with state lands, the property presents an outstanding purchase opportunity for those seeking a private getaway close to the Northway and Lake George Region.

From the end of the access road along the property's western bounds, the terrain gradually climbs eastward for 1,000 feet as it approaches a prominent ridge in the heart of the property. Following one of the many former logging trails, a short hike to the height of ground reveals compelling views of Bennett Pond to the north and the Tongue Mountain Range to the east. The open woodlands occupying the summit would be a prime location for an overnight lean-to or small picnic gazebo.

From here, the ground slopes downward through open hardwood forests as it approaches the nearby Forest Preserve lands across the property's western boundary. Although the terrain drops steadily, these slopes are navigable on foot and offer a direct route toward Island and Long Ponds which are within a mile's walk of the land.

Soils are generally well-drained and are comprised of coarse till types which support hardwood growth and recreational access. Elevations range from 1,375' in the tract's southeastern corner to 1,685' above sea level (ASL) along the ridgeline summit.



A level hardwood bench close to Harris Road and with views of Gore Mountain offers a private location for future home development.



A gently sloping hardwood ridge near the tract's eastern boundary.



## TIMBER RESOURCES

The property's forest resource offers a landscape of recently-thinned, young hardwood and softwood stands which can support a variety of long-term ownership objectives. Major species include a diverse mix of maples, ash, beech, hemlock, white pine and other associates.

Timber harvesting operations occurred in 2009 throughout much of the land (146 acres). The primary goal was to harvest mature, sawtimber-sized hardwood stems which had reached financial maturity. The estimated residual basal area is 50-60 square feet, a level near B-line levels. Given this recent treatment, much of the forest will remain in a free-to-grow pattern over the next 10 years and will not require additional thinning. Residual stem quality and crown vigor are both good, creating an investment opportunity for a patient buyer who is seeking long-term returns through timber growth and does not require near-term cash flow.

Approximately 35 acres of the land (in the far eastern quadrant below the 1500' elevation line - see topographic map at the end of this report) were not harvested during the recent entry. These stands contain a notable sugar maple sawtimber resource and include associated northern hardwoods like ash and basswood. The approximate basal area is 80-90 square feet, representing a well-stocked resource which has not been harvested in the past 15-20 years. No timber inventory is available at this time.

The recent silvicultural treatment throughout much of the parcel should trigger a growth response in saplings, forbs and other vegetation over the coming years. As this structure begins to appear, the existing food and cover for resident deer and turkeys will be enhanced. The resulting two-tiered forest canopy inside the property's bounds offers a complimentary wildlife habitat mix to the mature, dense Forest Preserve lands to the east.



Recently-thinned pole-sized northern hardwood stands can support a wide variety of long-term ownership objectives.



The forest offers a well-positioned long-term investment as well as developing wildlife and game habitat.



## TAX, TITLE & ZONING INFORMATION

Total property taxes for calendar year 2015 were \$1,655. The property **IS** under the State of New York's 480 Fisher Act tax program, which significantly reduces the annual tax burden. For more information regarding the Fisher Act program, please contact Fountains Land or the DEC Region 5 office in Ray Brook, NY at (518) 897-1283.

A deed for the property is recorded in the Warren County Clerk's Office in Lake George, New York, in Book 4399, Page 54. The non-exclusive, deeded right-of-way is 50' wide, allowing for vehicular and pedestrian traffic and future utility development. Tax map information is recorded in the Warren County Real Property Tax office as Town of Horicon tax map parcel #90.-1-14. Adirondack Park Agency land use classification is 'Resource Management'; allowing for an average lot size of 42 acres per principle structure. The town of Horicon zoning is consistent with APA land use and is classified as LC 42, also allowing for one principal structure per 42 acres.



Views to the west towards Gore Mountain.

Harris Road Forest is part of the landscape of the southern Adirondack foothills.



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.

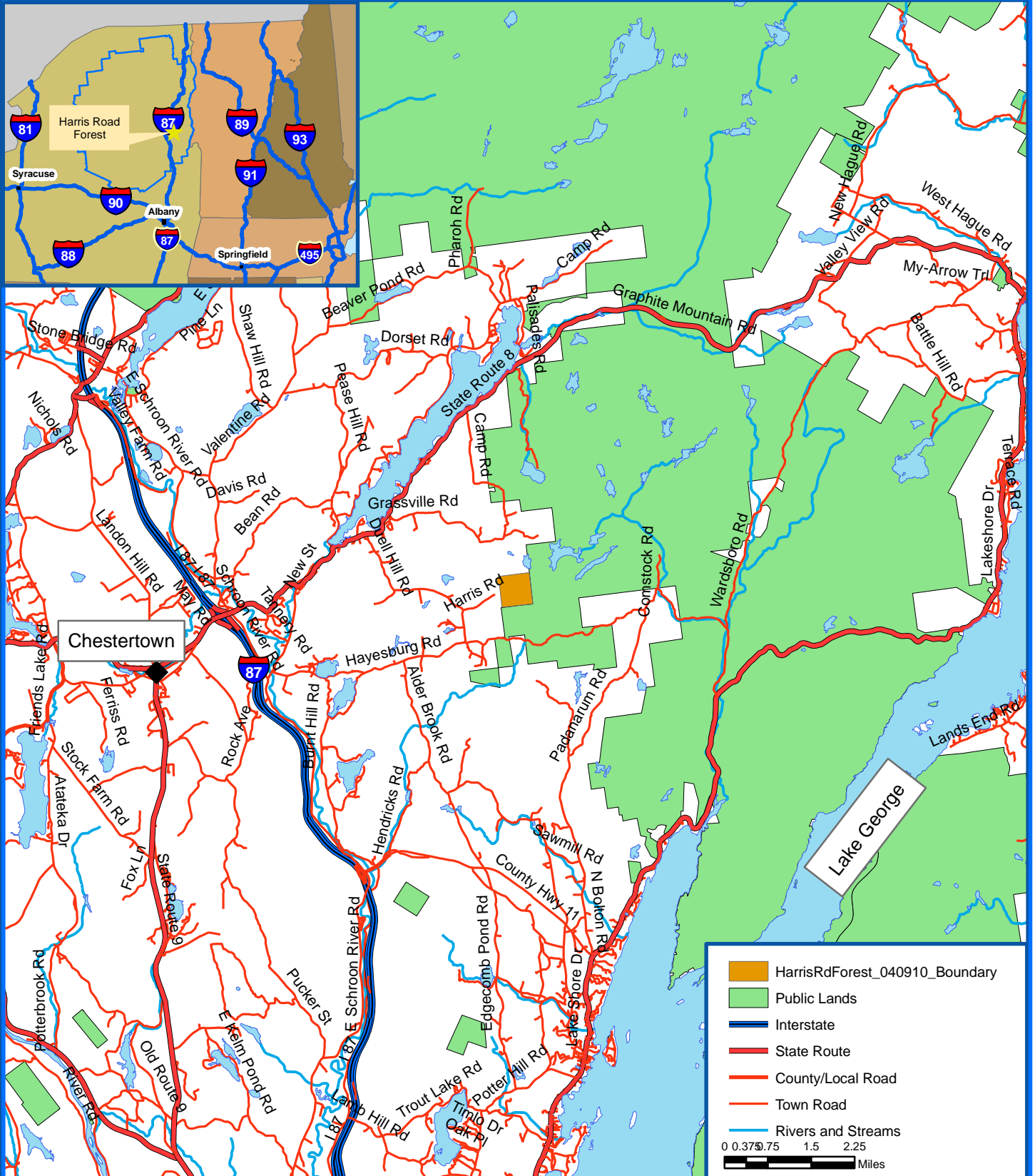
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

**Fountains Land — Specializing in the sale of forestland and rural estates.**



Locus Map  
**Harris Road Forest**  
Town of Horicon, Warren County, New York  
181Tax Acres

fountains



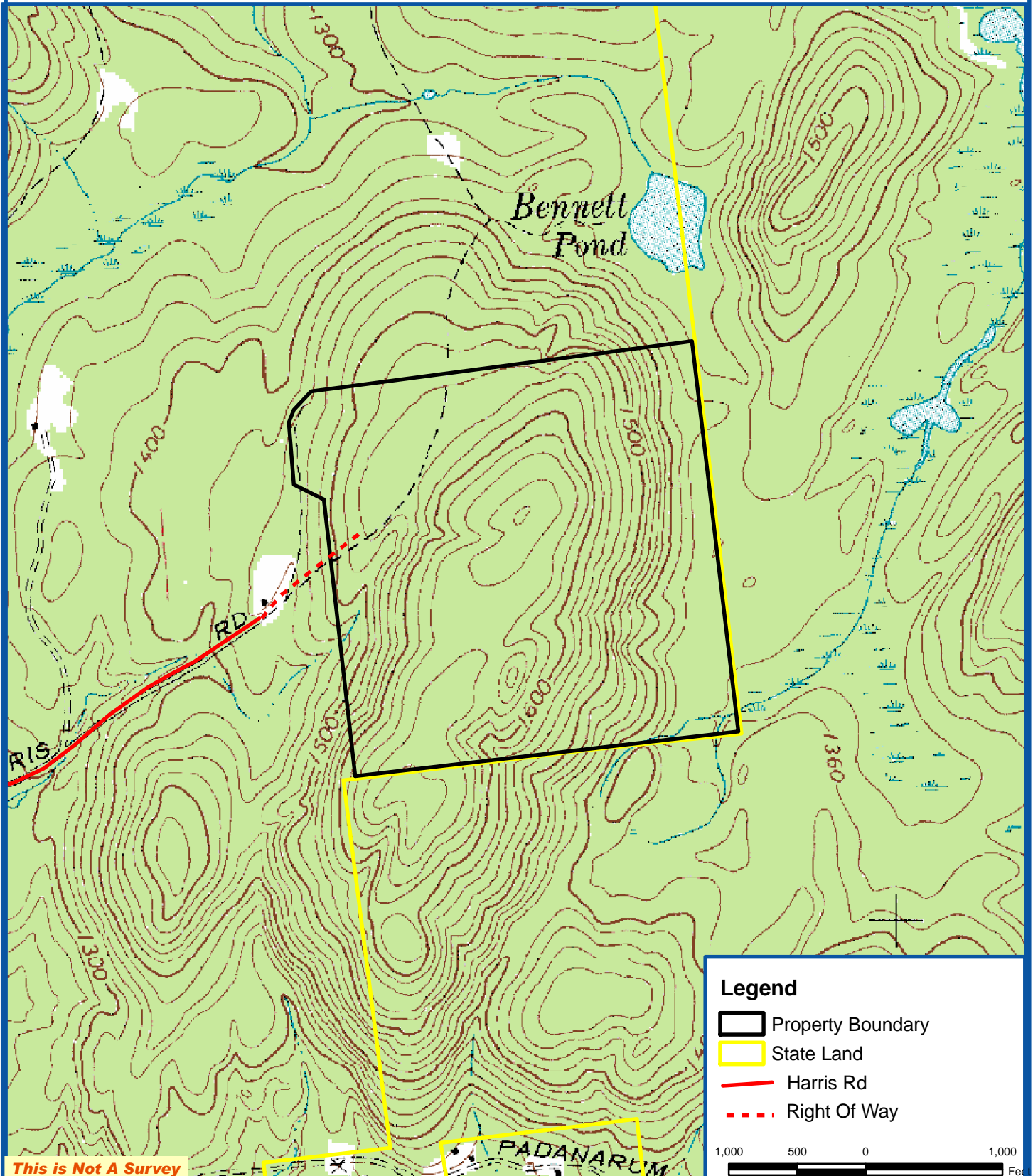




# Harris Road Forest

181 Tax Acres  
Horicon, New York

fountains



Map produced from the best available information including tax maps and aerial photography.  
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

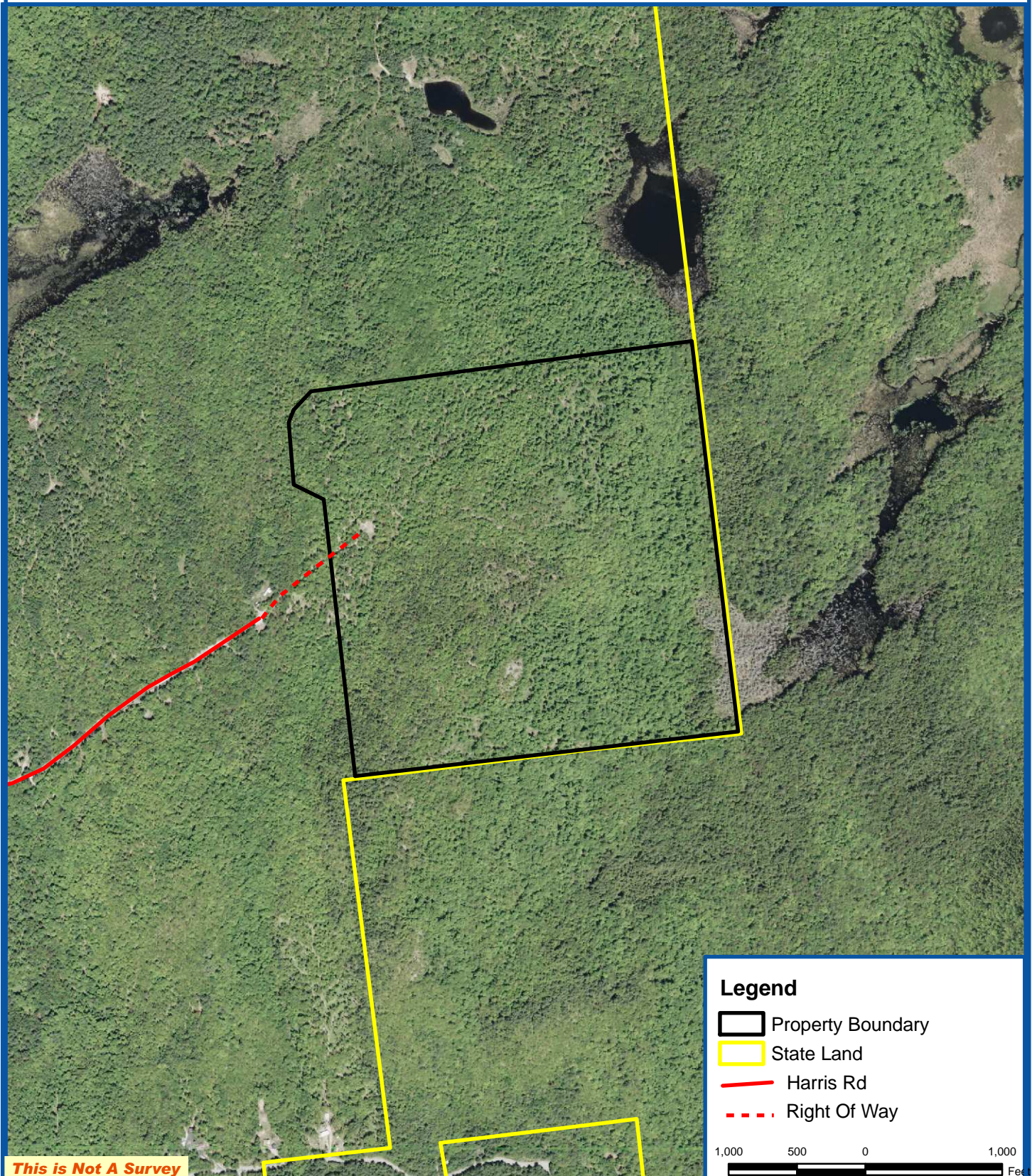




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## New York State Disclosure Form for Buyer and Seller

### 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: \_\_\_\_\_