

SOUTH SCHROON FOREST

Situated near the Adirondack Northway, this recreational property offers close proximity to Schroon Lake and the Gore Mountain Region.



36 Acres
Schroon & Chester, Essex & Warren County, NY

Price: \$59,000

LOCATION

South Schroon Forest is an attractive recreational woodlot property, located conveniently near Schroon Lake Village in the southern Adirondacks. The surrounding landscape lies just west of Schroon Lake and is situated within a few short minutes of the Adirondack Northway. Nine-mile Schroon Lake is one of the southern Adirondacks' most popular waterfront vacation destinations and hosts a variety of boating, swimming and fishing opportunities throughout the year.

NY Route 9 is located within a mile to the east and connects the property and its neighboring parcels with Schroon Lake Village (4 miles north) and Pottersville (5 miles south). The Scaroon Manor DEC campground and day use area is just five minutes to the south, while public boat launches are available on both the south and north end of the lake.

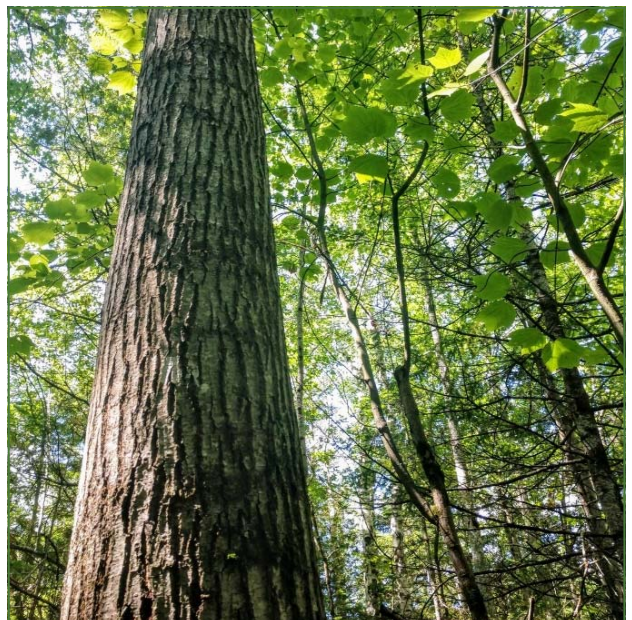
Glens Falls is situated within a 40-mile drive and is the major regional hub for health care, jobs, entertainment, dining and shopping. Lake Placid and Whiteface Mountain are located within an hour of the land, while Plattsburg lies 70 miles to the north. North Creek's Gore Mountain Ski Center is situated within a short half hour drive to the west. NYC and Boston are 4.5 hours south and east respectively, while Montreal is situated 2.5 hours north of the property.

ACCESS

The property is located at the terminus of Pottersville Road and is accessed via a fifty-foot-wide, deeded right-of-way that parallels the Northway. Pottersville Road is a short, four-season, town-maintained road that ends 1,000 feet north of the property boundary.

The right-of-way has not been developed into a driveway to date. The neighboring landowner has an existing driveway and has allowed the current owners to use a portion of it in the past. Property viewings need to be accompanied by the listing agent.

South Schroon is an attractive, recreational property located adjacent to the Northway in a forested setting of natural hardwoods and evergreens, with close proximity to Schroon Lake and Gore Mountain.



SITE DESCRIPTION & NATURAL RESOURCES

The property's attractive pine, cedar and birch forests make it a classic recreational retreat property with a well-stocked woodlot component.

Most of the acreage sits along gently-sloping terrain lying east of the Northway and offers a number of recreational opportunities. Upon entering the property from the right-of-way, the land gradually slopes up to the east toward Schroon Lake. With modest clearing, an off-grid weekend cabin site could be tucked up on the hill or a small envelope could be opened up for a camper site. From here, trails could easily be extended throughout the property's evergreen and birch forests for snowshoeing, hiking and exploring.

South Schroon Forest has an impressive, well-stocked timber resource that offers some ownership flexibility over time for both small woodlot management and weekend recreational goals.



A classic Adirondack forest property which can be enjoyed on weekends and managed for small woodlot goals.

Species composition is comprised of a diverse range of natural species like white and red pine, cedar, white and yellow birch, red oak and the maples. The stocking, density and maturity of the forest offers both aesthetic appeal and some potential for a discreet timber harvest in the coming years to facilitate cabin site and trail clearing. No inventory is available at this time.

PROPERTY TAXES

Annual property taxes in 2020 were \$570. The property is listed in the Essex and Warren County Real Property Tax Service offices as Town of Schroon and Chester parcels #165.2-2-3.1 and 19-1-4 respectively. Deed information can be found in the Essex County Clerk's office and filed in Deed Book 1262 page 138 and 1184-40. Maps in this report are based on tax & deed information



Ferns nestled in evergreens make for a cool, fragrant spot for birding or observing wildlife.

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.

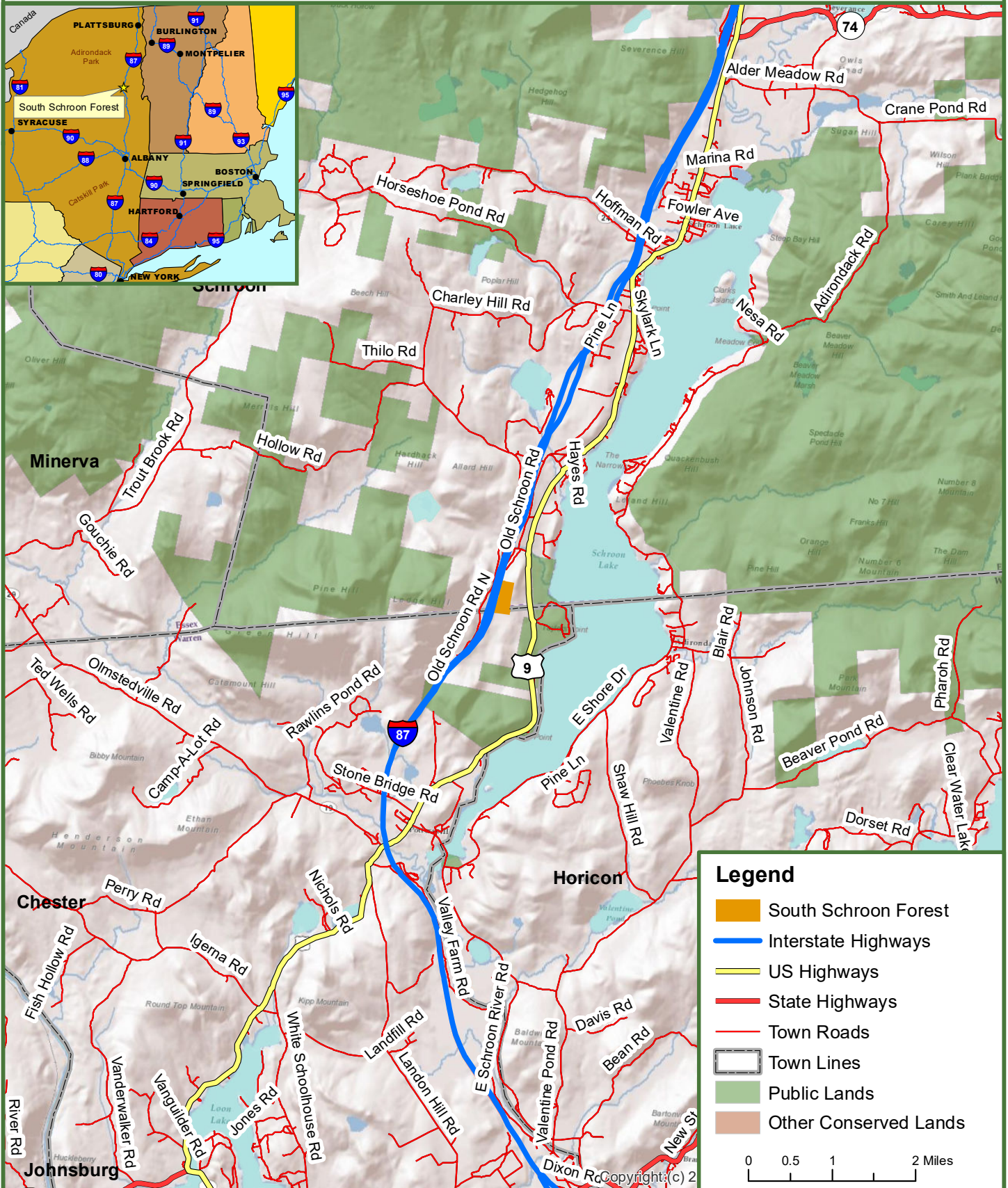
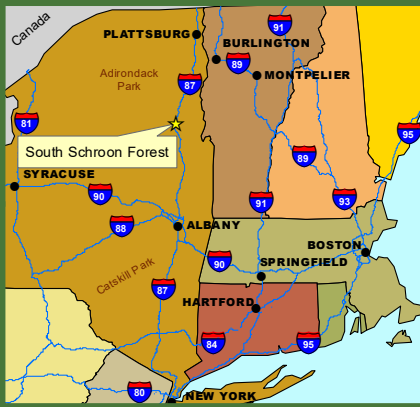


Locus Map South Schroon Forest 36 +/- Acres



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Schroon/Chester, Essex/Warren County, NY





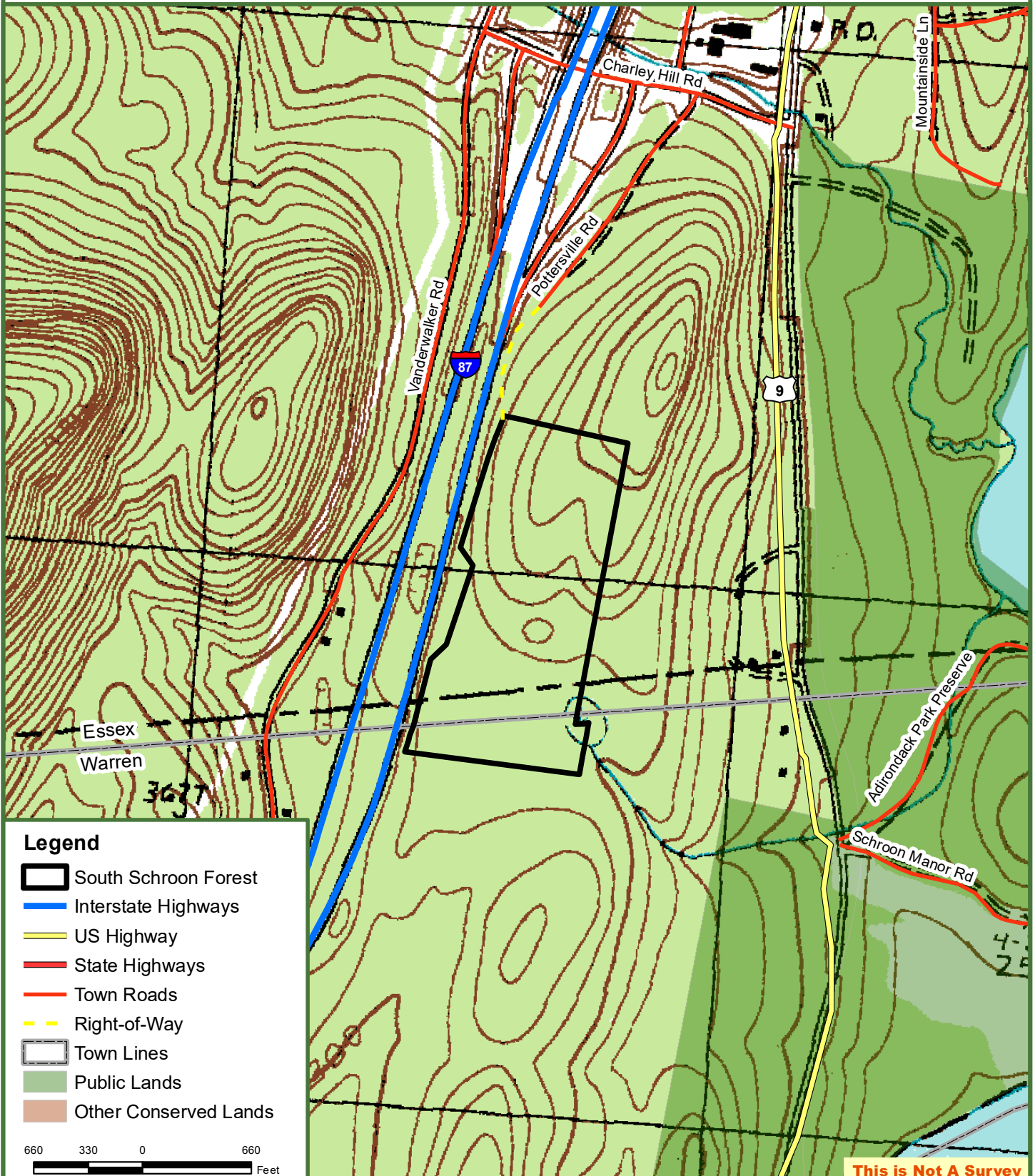
South Schroon Forest

36 +/- Acres

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Legend

-  South Schroon Forest
-  Interstate Highways
-  US Highway
-  State Highways
-  Town Roads
-  Right-of-Way
-  Town Lines
-  Public Lands
-  Other Conserved Lands

660 330 0 660
Feet

This is Not A Survey

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, 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



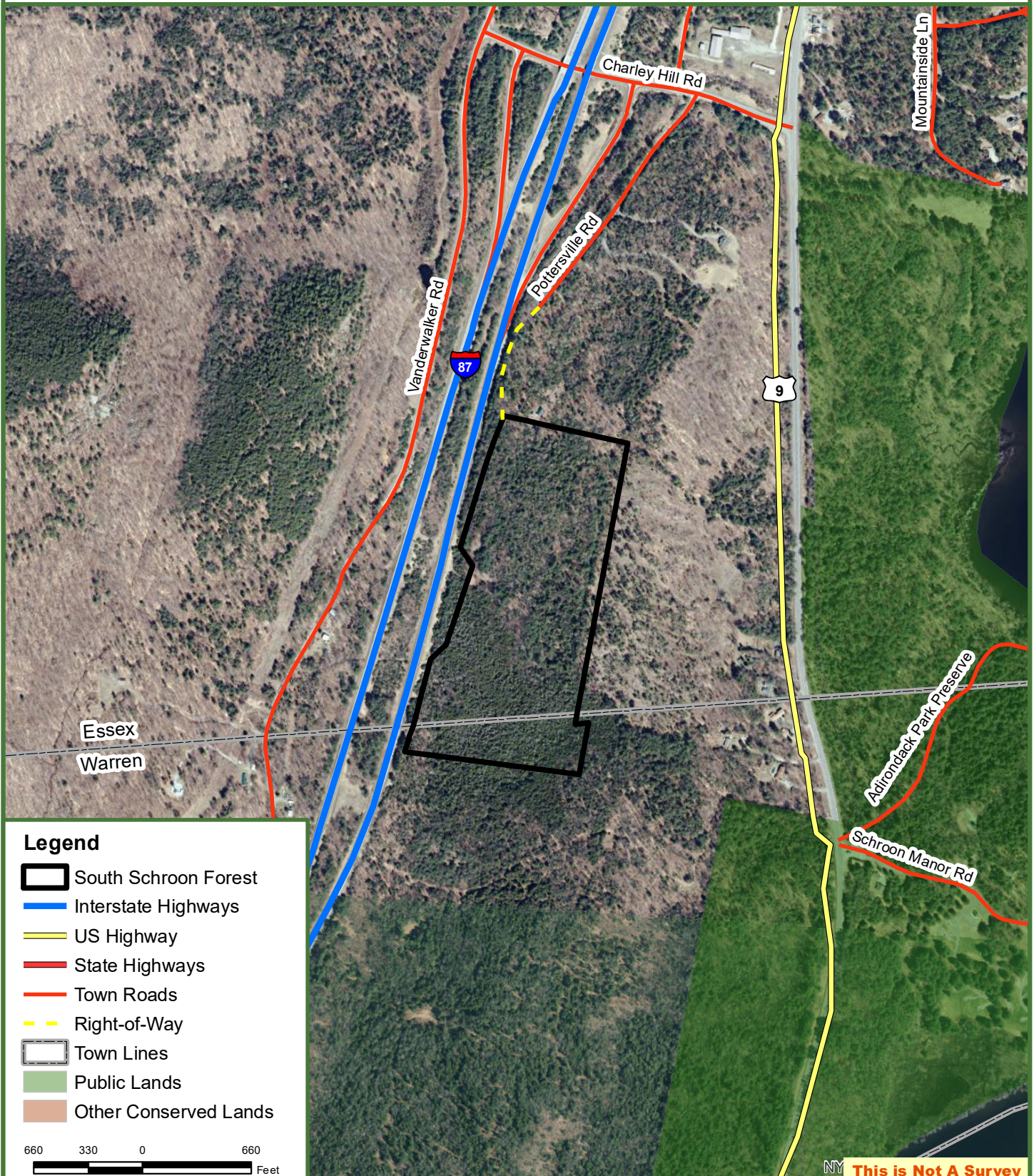
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DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

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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: _____