



**Fountains
Land**
AN F&W COMPANY



Ausable View Parcels

Three newly surveyed and subdivided parcels with excellent access, views of the Ausable River, abundant house site options, and attractive residential development potential.

Lot #1

 \$79,900

 14.68 Acres

Lot #2

 \$79,900

 14.3 Acres

Lot #3

 \$59,900

 12 Acres



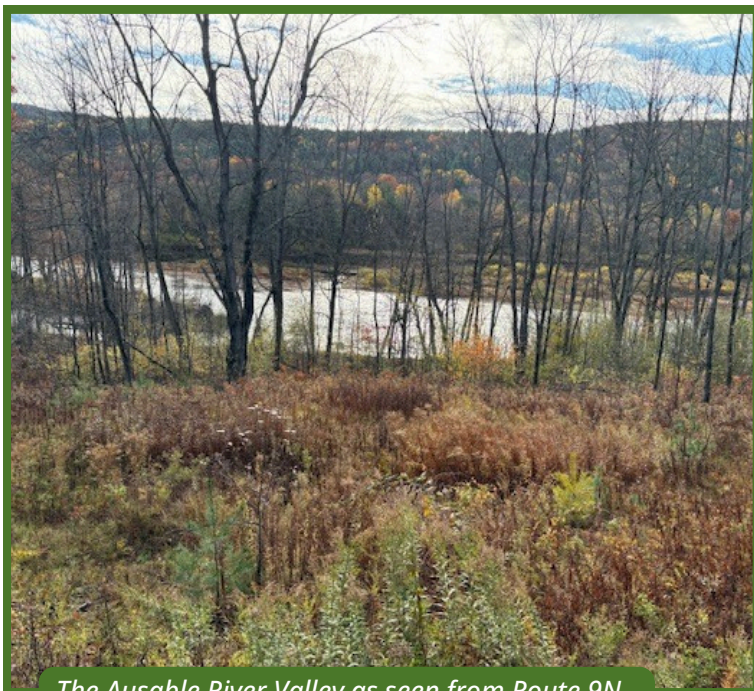
Sam Caldwell | Real Estate Salesperson
(518) 586-0709 | scaldwell@fountainsland.com
www.fountainsland.com

LOCATION



On Lot #3, looking downriver with the island on the right.

The Ausable View Parcels are located along New York Route 9N in the northeastern part of the Adirondack Park. The Ausable River is considered one of the highest quality trout fishing rivers in New York State, and the surrounding area is well known as the northeastern entrance to the Adirondack High Peaks region. The Village of Ausable Forks is an 8-mile drive south on Route 9N, where there are several restaurants, stores, and small hotels. The region's commercial center, Plattsburgh, is a 25-minute drive north, where there is a large university, a hospital, and an international airport. Montreal is a 1.5-hour drive north. Additionally, Whiteface Mountain Ski Resort is 40 minutes to the west.



The Ausable River Valley as seen from Route 9N frontage for all three parcels.



On Lot #3, looking downstream on the beautiful Ausable River.

PROPERTY DESCRIPTION



Clearing along the northern property line of Lot #2 off Route 9N.

Lot #1 would be best accessed for a house site via the northern side of the property off Cold Spring Road. From there, an existing ATV trail leads to a large level area on a bluff above the river valley where, with limited tree thinning, there would be expansive views over the Ausable River.

Lot #2 enjoys easy access from both Route 9N, where there is an existing pull-off and parking area, as well as from Cold Spring Road. The best building sites would either be close to Route 9N, utilizing the existing entrance to the property, or along its northern border, where the terrain is relatively flat. There are multiple ATV and old logging trails throughout the property. Additionally, there are very unique terrain features in the mid-section of the land where there are dramatic ravines punctuated by interesting plateau areas.

Lot #3 has approximately 1,900 feet of direct frontage along the Ausable River. The lot, although it does have permissible building sites close to Route 9N, would make for an excellent private fishing and recreational property. There is an existing cleared pull-off on the northern end of the property, where it is a short walk down to the river. The riverbank is flat and easy to traverse with multiple eddies and a small island close to shore. There are dramatic views of the river and the valley upstream and downstream.

Lots #1 and #2 could be further subdivided, and as such, the three lots together could make for an interesting development opportunity with houses on the bluff and shared access to the river.

ACCESS



Looking south on Route 9N, Lots #1 and #2 are on the right, Lot #3 is on the left.

The three parcels can all be accessed via frontage along Route 9N; however, Lots #1 and #2 have an additional access point from Cold Spring Road to the north, where an old logging road leads into the properties along their shared border. There are multiple ATV and old logging trails throughout Lots #1 and #2. Lot #1 would likely be best accessed from Cold Spring Road for a house site, while Lot #2 can be accessed easily from either Route 9N, where there is an existing large, cleared pull-off, or Cold Spring Road. Lot #3 has 1,600 feet of frontage along Route 9N, as well as 1,900 feet of frontage along the Ausable River. There is power readily available for all three parcels.



Lot #1 and #2 frontage along Cold Spring Road, looking north, the land is on the right.



View looking north on 9N, providing access to all three parcels.

TAX & TITLE



The properties were surveyed in the summer of 2025, with each lot's boundaries flagged and pinned.

The three lots have been formally split from what was Clinton County, New York, tax map number 325.-1-6, and the original deed can be found in Book 20243, Page 40250. The individual lots are currently in the process of being assigned new unique tax map numbers.



Looking north from the middle of Lot #3 at the Ausable River.



The power lines on Lot #1. All three lots have power readily available.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.

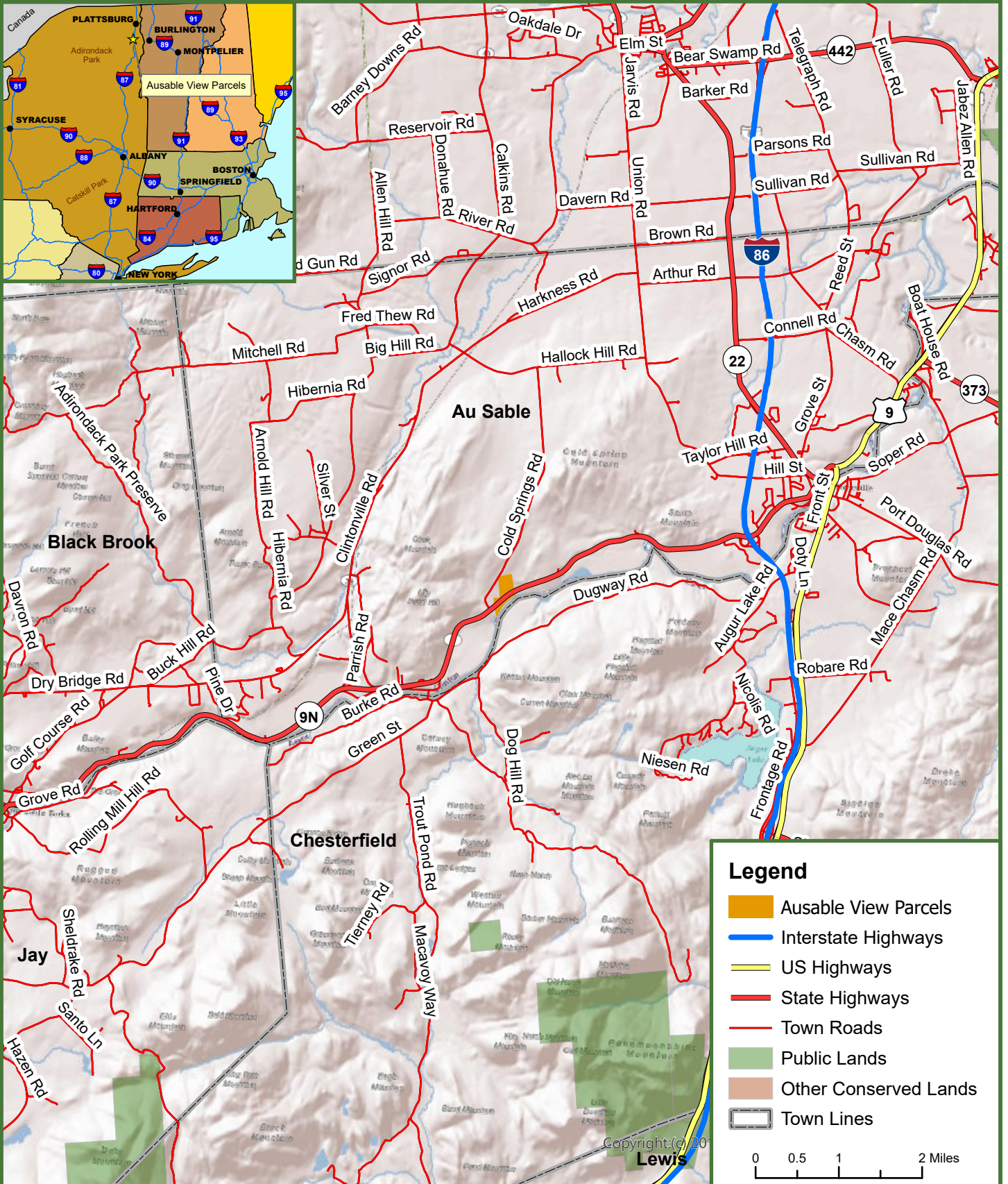
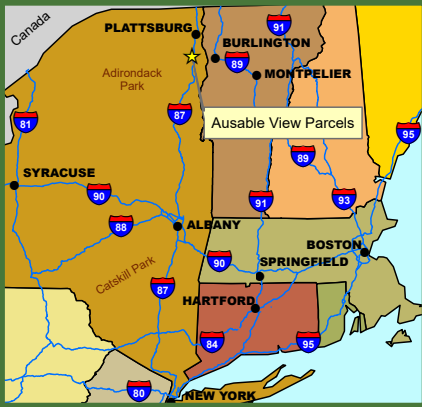


Locus Map

Ausable View Parcels

41.01 Survey Acres

Ausable, Clinton County, New York



Legend

- Ausable View Parcels
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Public Lands
- Other Conserved Lands
- Town Lines



Copyright © 2010
Lewis

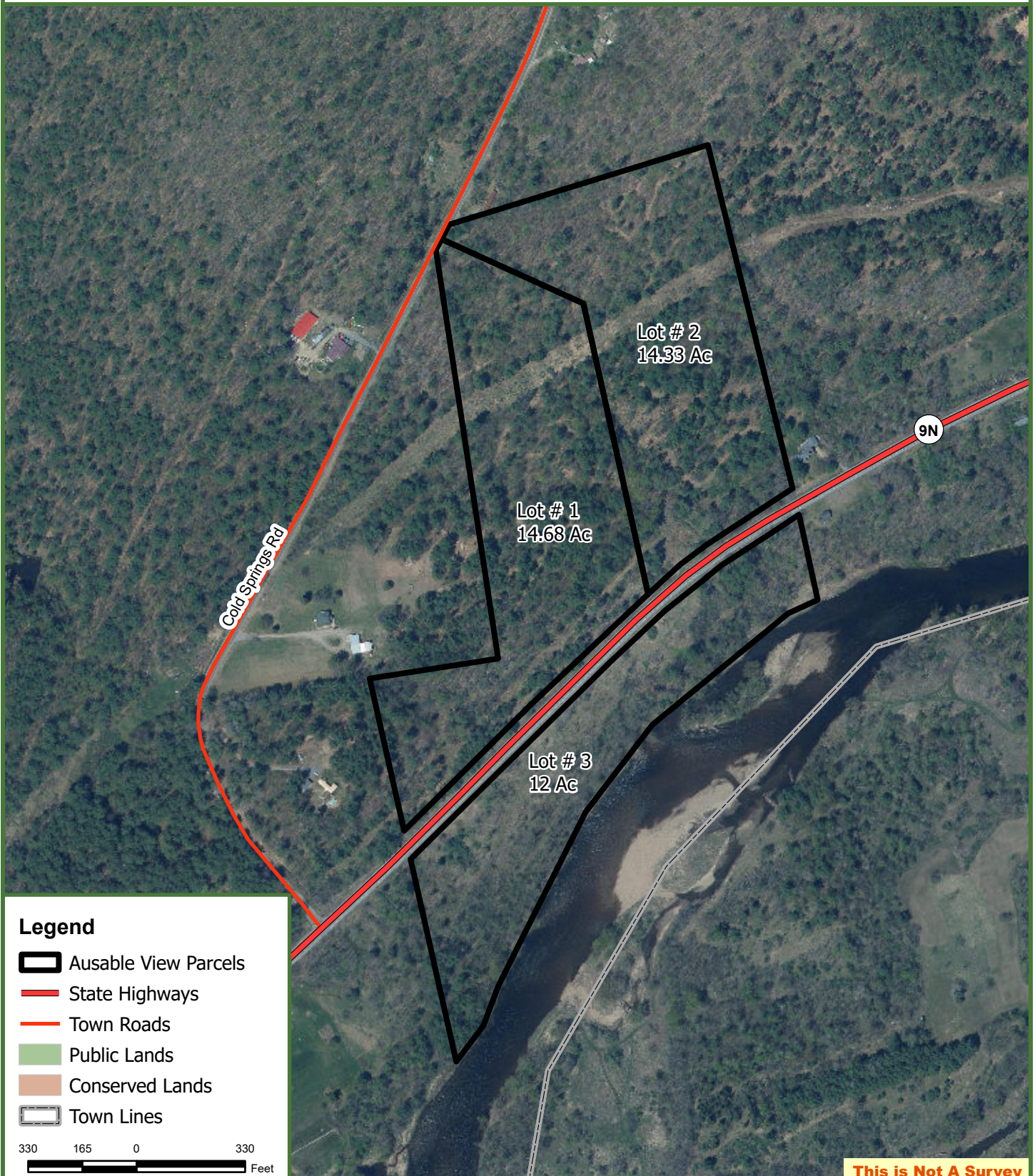


Ausable View Parcels

40.01 Survey Acres
Ausable, Clinton County New York



**Fountains
Land**
AN F&W COMPANY



Legend

- Ausable View Parcels
- State Highways
- Town Roads
- Public Lands
- Conserved Lands
- Town Lines

330 165 0 330
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.



Ausable View Parcels

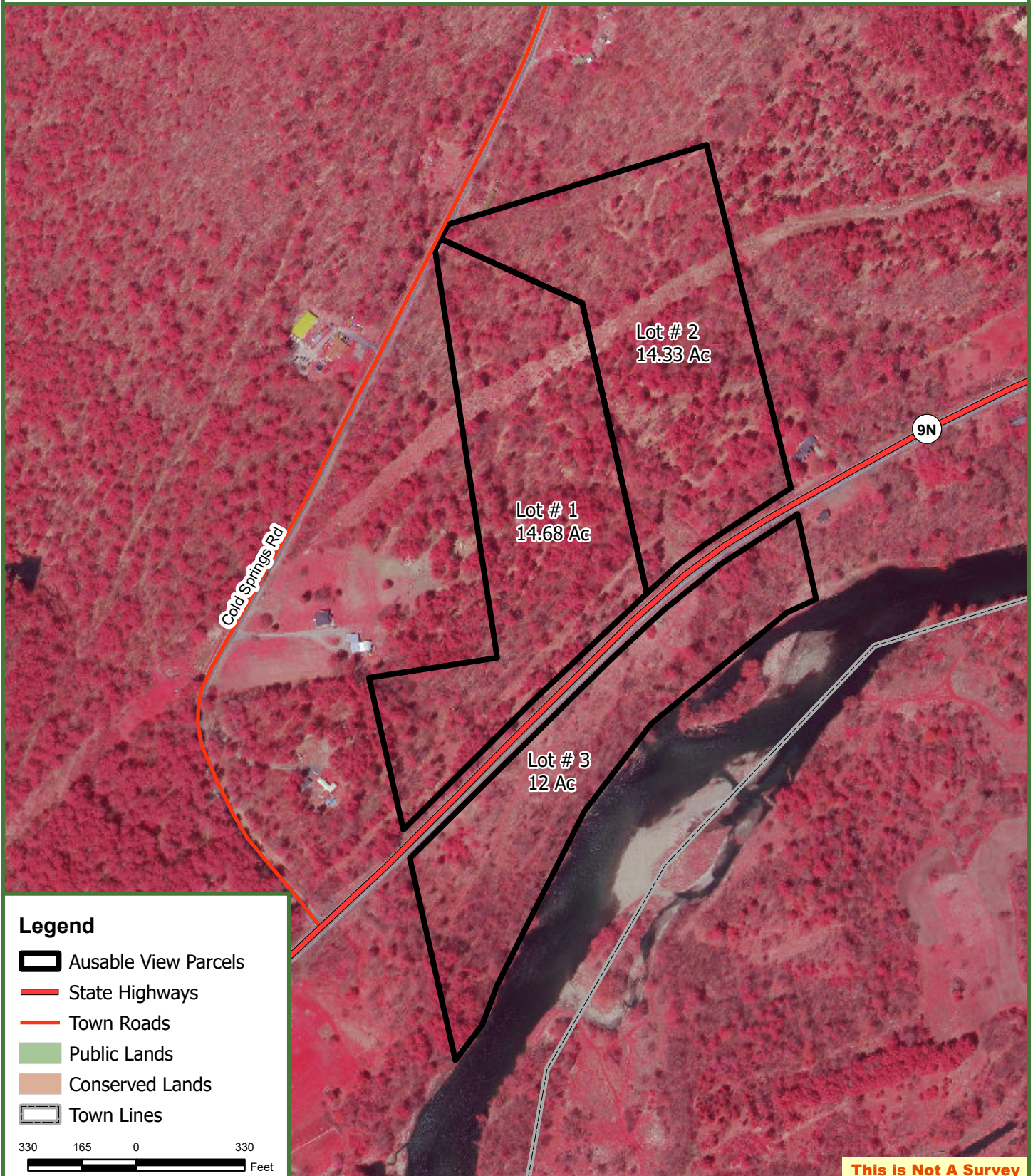
40.01 Survey Acres

Ausable, Clinton County New York



**Fountains
Land**

AN F&W COMPANY



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.



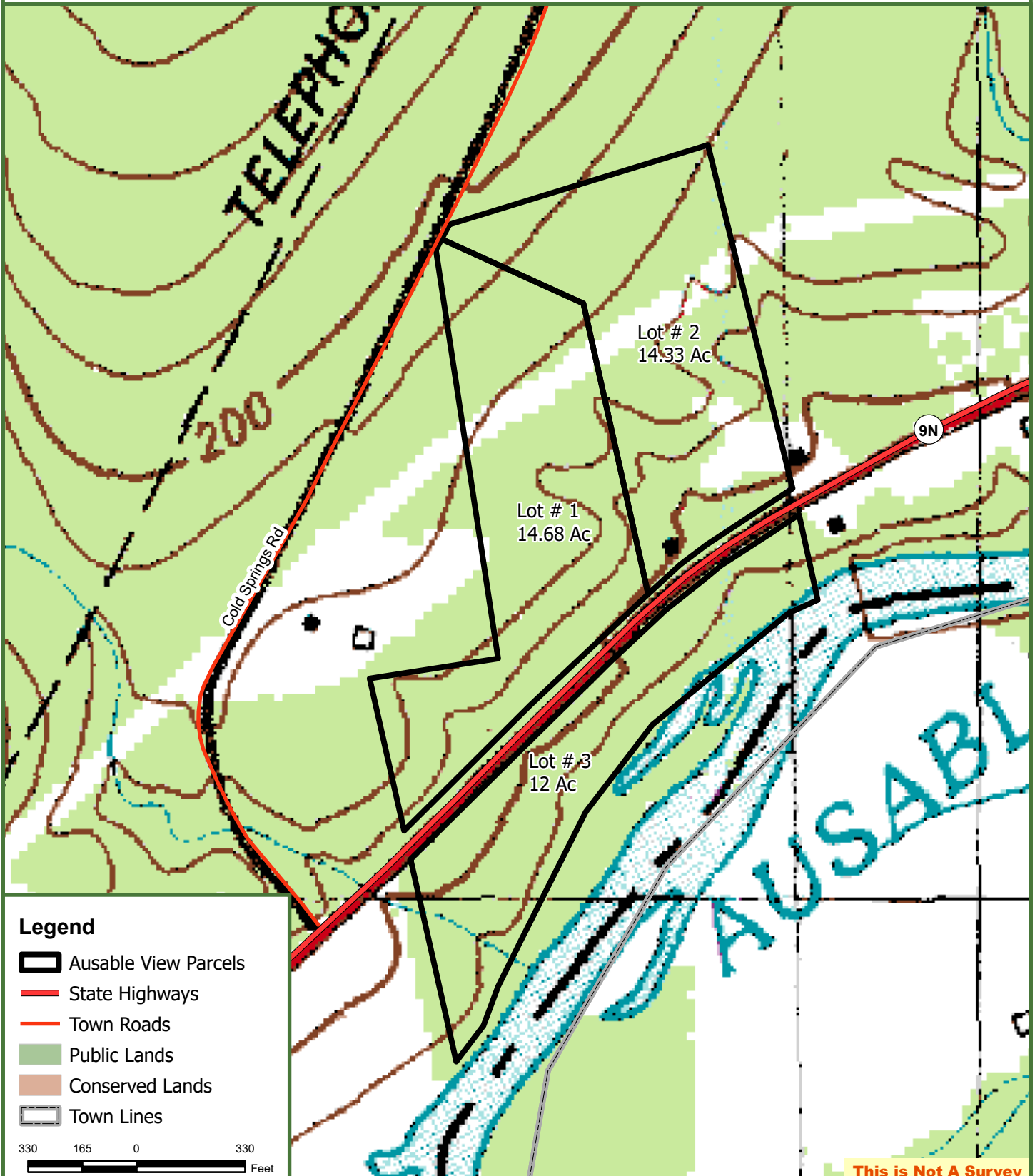
Ausable View Parcels

40.01 Survey Acres

Ausable, Clinton County New York



**Fountains
Land**
AN F&W COMPANY



Legend

- Ausable View Parcels
- State Highways
- Town Roads
- Public Lands
- Conserved Lands
- Town Lines

330 165 0 330
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.



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 Sam Caldwell (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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent | <input type="checkbox"/> Buyer's agent |
| <input type="checkbox"/> Broker's agent | <input type="checkbox"/> Broker's agent |
| <input type="checkbox"/> Dual agent | |
| <input type="checkbox"/> 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: _____