



**Fountains
Land**
AN F&W COMPANY



Alder Brook South Parcel

A 26-acre parcel in the Lake George region with desirable development potential, ample road frontage, an existing network of internal trails, and an attractive sugar maple resource.

A scenic and well-located Adirondack property offering development potential, beautiful views, and easy access to some of the region's most sought-after lakes. Highlights include:

- 🌲 26 acres with approximately 1,300 feet of frontage on a quiet, town-maintained road
- 🌲 Multiple attractive home or subdivision sites with 5-acre zoning
- 🌲 Engineering completed for a potential home site, septic system, and stormwater management
- 🌲 Expansive year-round mountain and valley views with selective tree clearing

Property Highlights

- 💰 \$148,000
- 📏 26 Acres
- 📍 Bolton Landing, NY
- 🏠 Multiple Use



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LOCATION



View of Thomas Mountain from the property's primary internal road.

The property is situated on a quiet, town-maintained rural road along the municipal boundary between Bolton Landing and Horicon. The village of Bolton Landing is a short 10-minute drive away, offering dining, shopping, two public beaches on Lake George, and a public boat launch.

In addition to Lake George, several other lakes lie within a 15-minute drive to the north, including Brant Lake, Schroon Lake, and Loon Lake.

This part of the southern Adirondacks is also known for its extensive public lands, such as the Lake George Wild Forest and the Pharaoh Lake Wilderness Area, both easily accessible from nearby trailheads.



Looking southeast with Erebus Mountain in the background, part of the Lake George Range.

The region's commercial hub, Glens Falls, is 30 minutes south and offers a hospital and small airport. Albany International Airport, with Amtrak service, is about an hour away. Montreal is 2.5 hours north, and Manhattan can be reached in approximately 3.5 hours.

PROPERTY DESCRIPTION



Looking north from the clearing at the top of the property.

The property's highest and best use could suit a variety of interests, from a private single-family residence to a small-scale rural subdivision, supported by the area's zoning for 5-acre lots. Extensive engineering work has been completed for a potential residence on the upper clearing, including stormwater management plans for both the house site and the conversion of the existing woods road into a permanent driveway, as well as a designed septic system.

Alternatively, several level building sites near the road offer easier access and development potential. The land features level ground along the frontage, steeper middle terrain, and another level area at the top. With selective tree thinning, the upper section would provide dramatic 180-degree year-round views of the valley below and the Lake George Range mountains to the east.

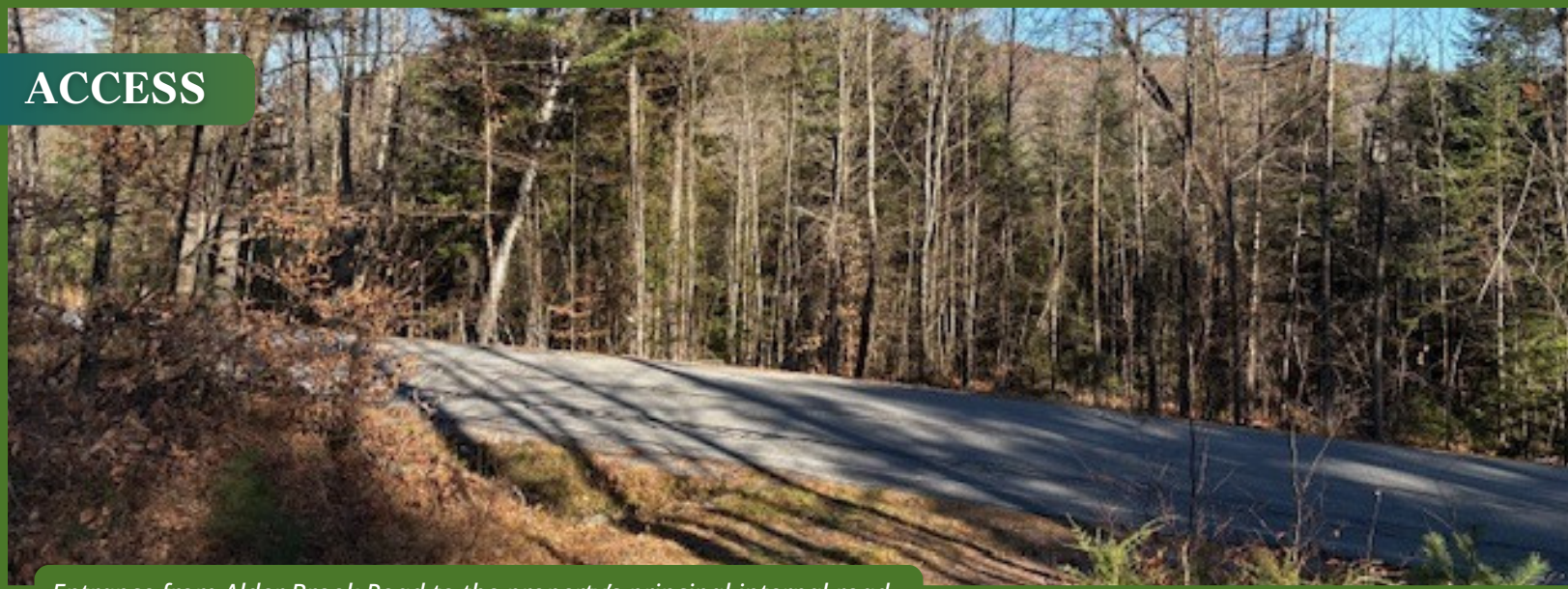


Looking south along one of the property's internal trails.



Looking east from high on the land.

ACCESS



Entrance from Alder Brook Road to the property's principal internal road.

The property includes approximately 1,300 feet of frontage along Alder Brook Road, a paved, town-maintained road. An existing roughed-in road with a culverted entrance near the southern boundary leads to the upper clearing, where engineering work and test pits were completed. Plans are in place for stormwater management along the road if it were to be converted into a driveway. Electrical power is available at Alder Brook Road, simplifying future development.

TAX & TITLE



One of several internal ATV trails on the property.

The property is owned by LandBuck LLC and is being sold by its owner, a licensed real estate salesperson in New York State. The current annual property taxes for the land amount to \$186.06. You can find the original deed at the Warren County Clerk's Office, recorded in Book 4660, Page 281.

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.

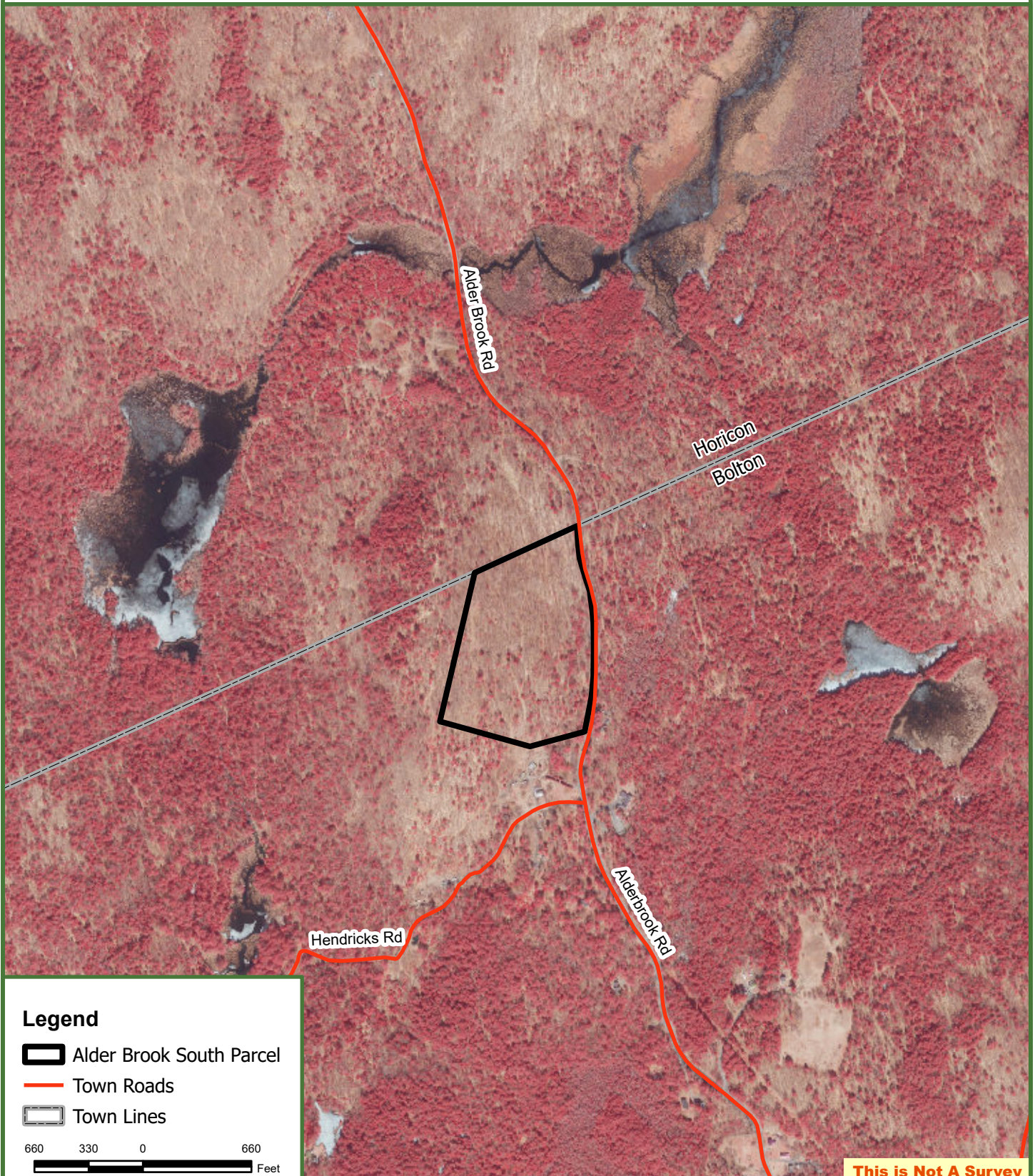


Alder Brook South Parcel

26.71 Survey Acres
Bolton, Warren County, New York



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Legend

- Alder Brook South Parcel
- Town Roads
- Town Lines

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.

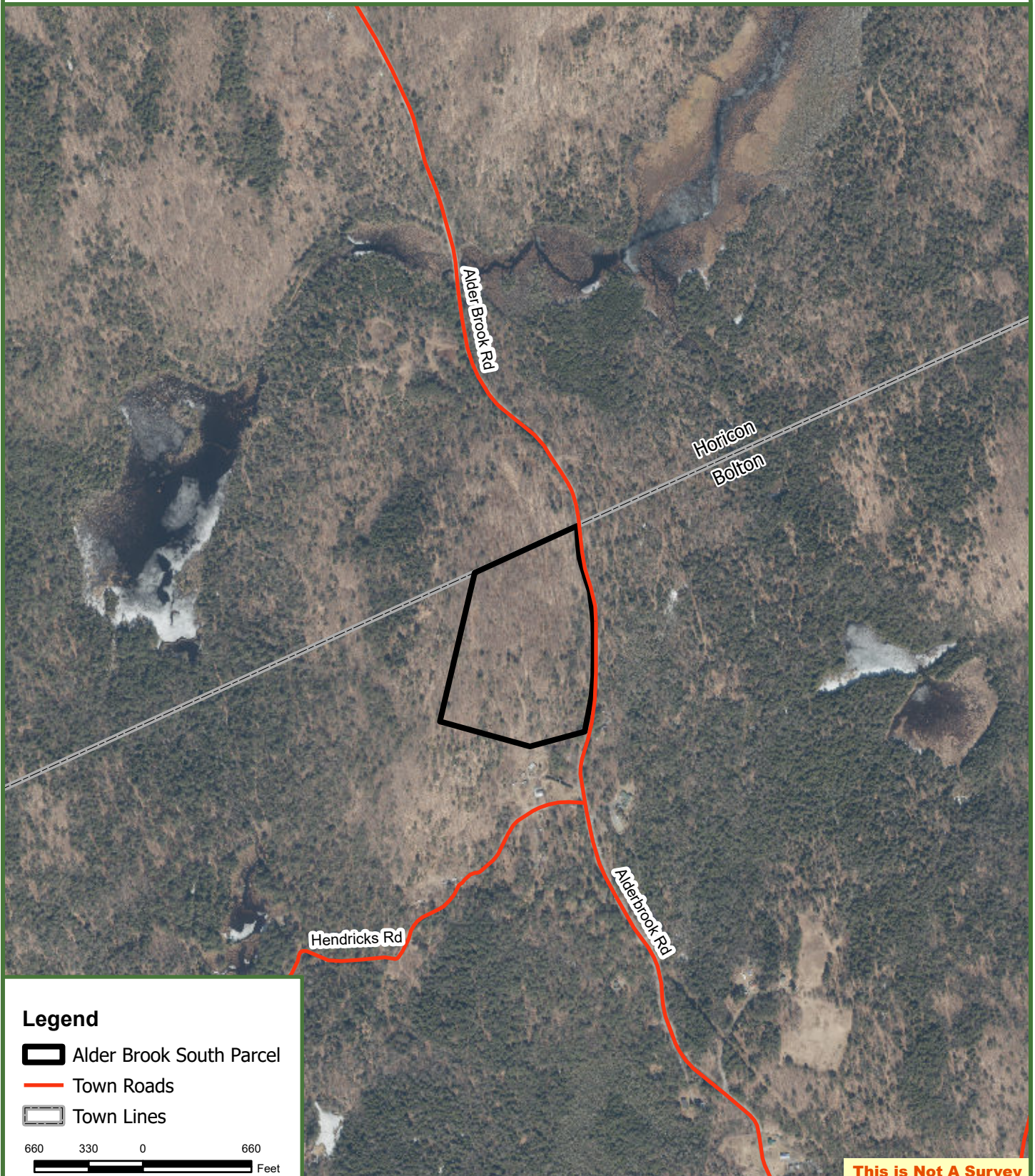


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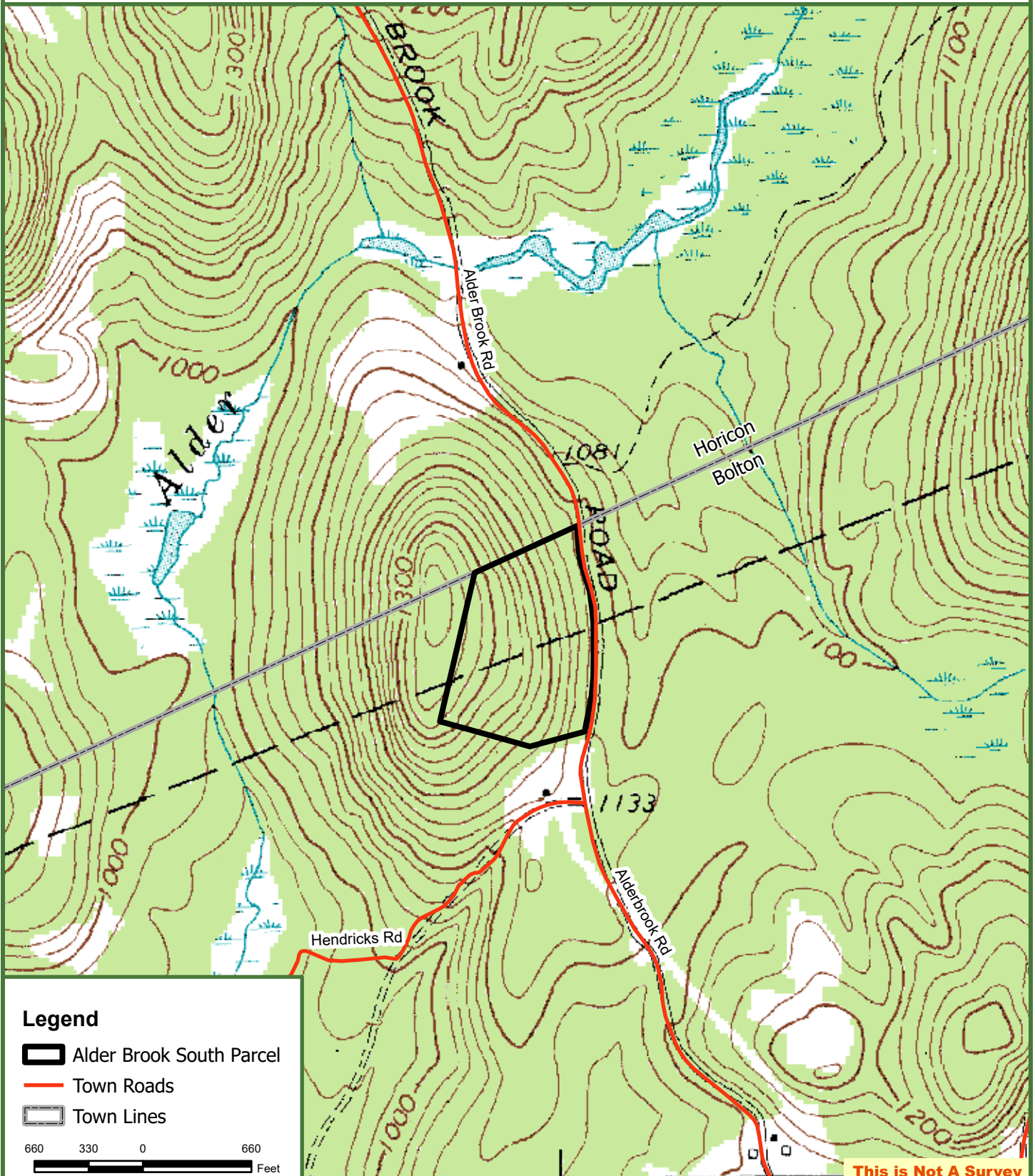


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New York State
DEPARTMENT OF STATE
Division of Licensing Services
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Albany, NY 12201-2001

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:

- ☒ 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: _____