



**Fountains
Land**
AN F&W COMPANY

Trout Falls Parcel

A rare opportunity to own prime recreational land on a quiet, dead-end road, steps from thousands of acres of NY State Forever Wild Lands in a limited-development area, just a short drive to town.

The property is well suited to buyers seeking to establish a camp or home on a remote road with minimal future development possibilities. To the west, the property borders a large tract of managed private forestland, which is under a NY State conservation easement and cannot be developed.

Further, the Lake George Land Conservancy's Amy's Park, a 500-acre preserve with miles of trails and canoe/kayak launches into a series of large beaver ponds, is a short 1/10th mile walk up the road. Additionally, from the Amy's Park Preserve, there is direct access to thousands of acres of New York State Forever Wild Lands. There are very few areas in the town of Bolton with this kind of remote feel, yet only a 10-minute drive to the village.

Property Highlights



\$154,900



+/- 9.82 Acres



Warren Co., NY



Multi-Use



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www.fountainsland.com

LOCATION



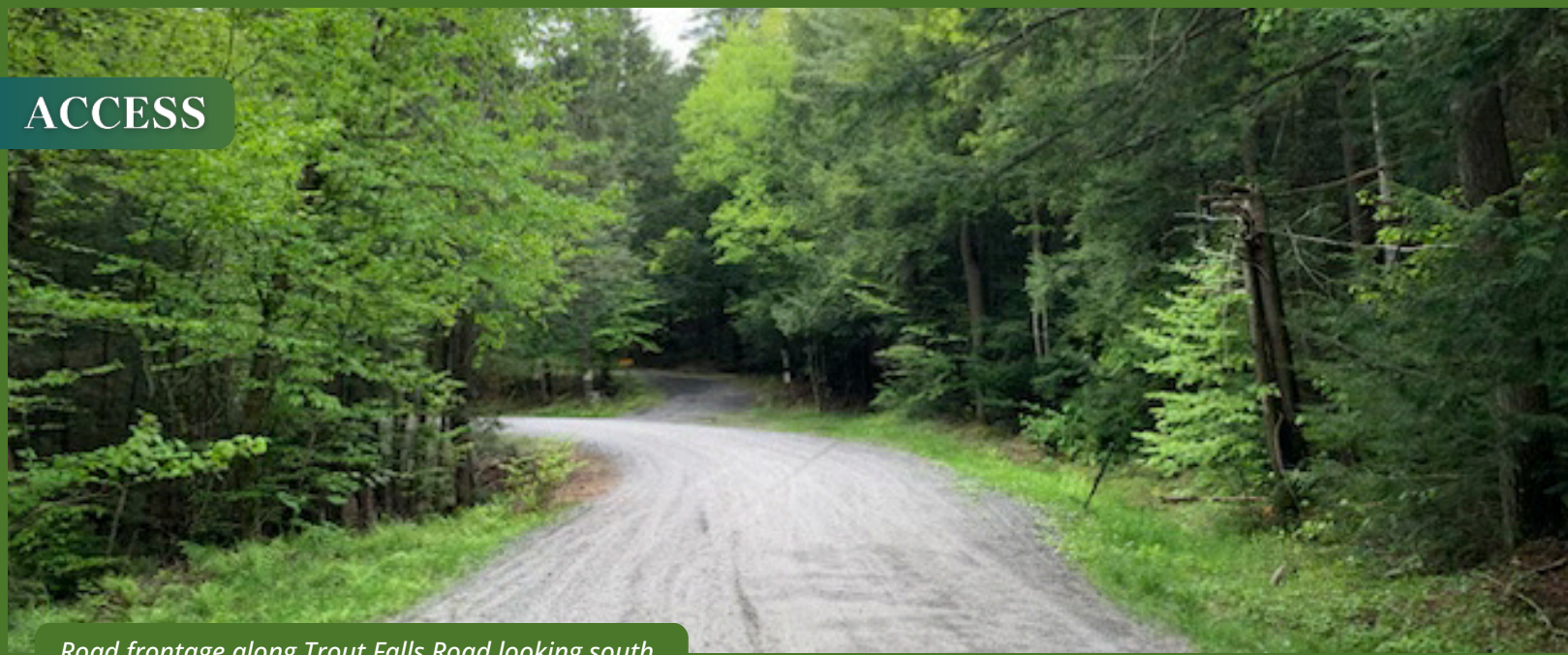
Amy's Park Preserve 0.1 mile walk from the property.

The property is located on the southern end of Trout Falls Road, a town road that dead ends approximately 1 mile north. The village of Bolton Landing is a 10-minute drive away, where there are numerous dining and shopping options, two public beaches on Lake George, as well as a public boat launch.

The region's commercial center, Glens Falls, is a 30-minute drive south, where there is a small airport and a hospital. The closest international airport is in Albany, 1 hour south. New York City is 3.5 hours south, and Montreal is 2.5 hours north.

While this area of the Adirondacks is best known for Lake George, it is also an excellent basecamp for exploring the High Peaks region, which can be reached in about 45 minutes, as well as the numerous lakes and ponds that characterize the southern Adirondacks.

ACCESS



Road frontage along Trout Falls Road looking south.

The property has approximately 400 feet of frontage along Trout Falls Road, a year-round town-maintained dirt road. The neighboring property to the south has a deeded right-of-way driveway through the southeastern portion of the property, and an existing gravel driveway has been established, which a new owner could use to access a potential house site. Further to the north is a small driveway cut, which could also be utilized to access a building site. While there is no power currently at the road frontage, the closest power pole is located 500 feet south.

PROPERTY DESCRIPTION



Hard Maple stand on western property boundary.

The property features diverse terrain, with the area along the road frontage being relatively flat and characterized by an attractive hemlock forest. The middle of the property, as one heads west, has several vernal pools and a wetland where a small creek meanders. Further toward the western property boundary, the forest opens, and there is a nice stand of hard maple intermixed with some impressively large eastern white pines. The land's grade briefly steepens on its western boundary line. The northern boundary is a small creek that cascades from the steeper terrain above the neighboring property. The ideal camp or homesite location is close to the road frontage, where there is level terrain and ease of driveway access from the road.

TAX & TITLE



Creek running through center of property.

The property is owned by the Del Preore family, whose original deeds are found in the Warren County Clerk's Office in Book 5999, Page 276. Annual total town and county property taxes are \$519.34.

The current zoning for all properties on Trout Falls Road is Land Conservation 45, which requires a minimum of 45 acres to subdivide a lot.

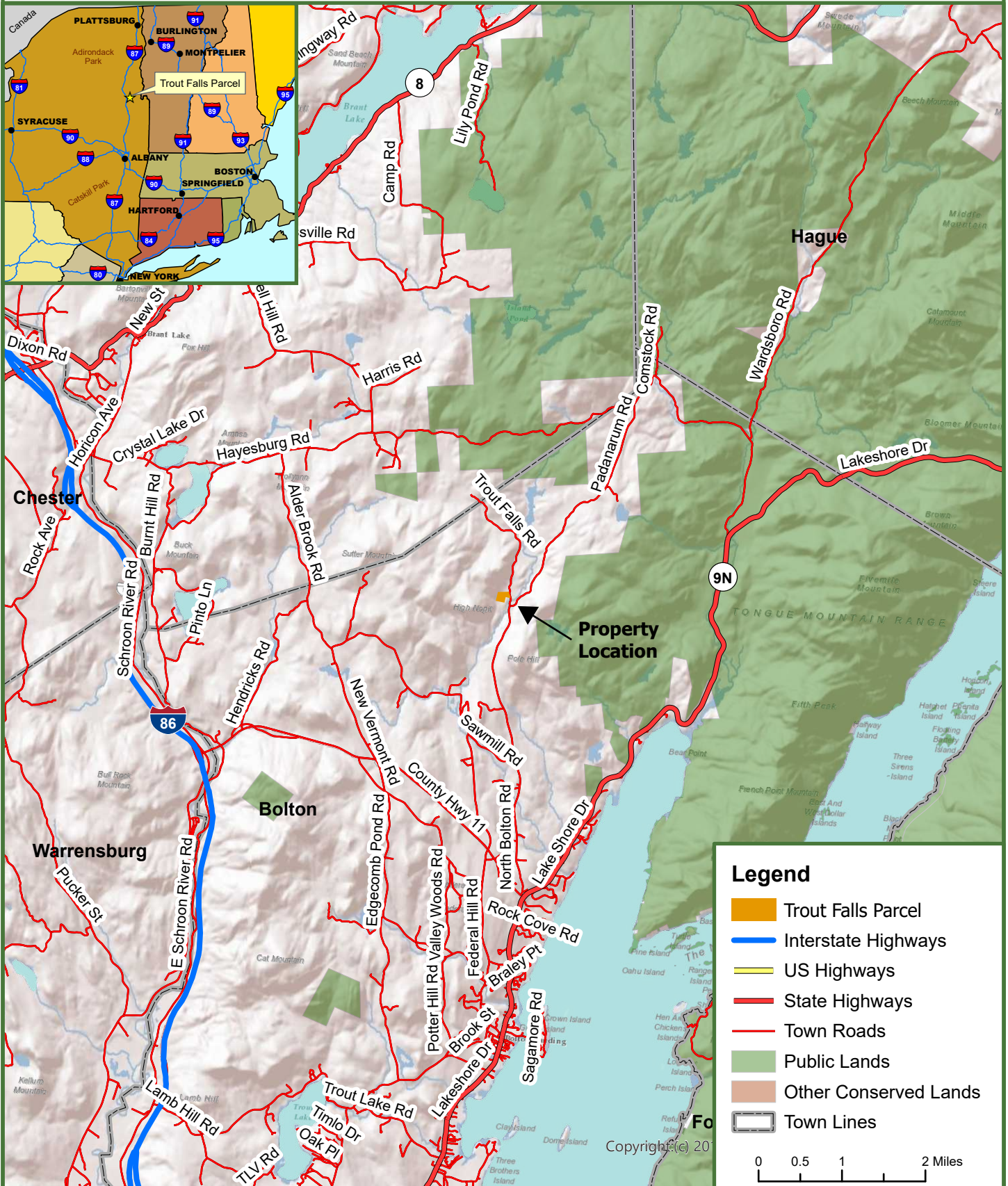
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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
Trout Falls Parcel
9.82 Tax Acres
Bolton, Warren County, New York



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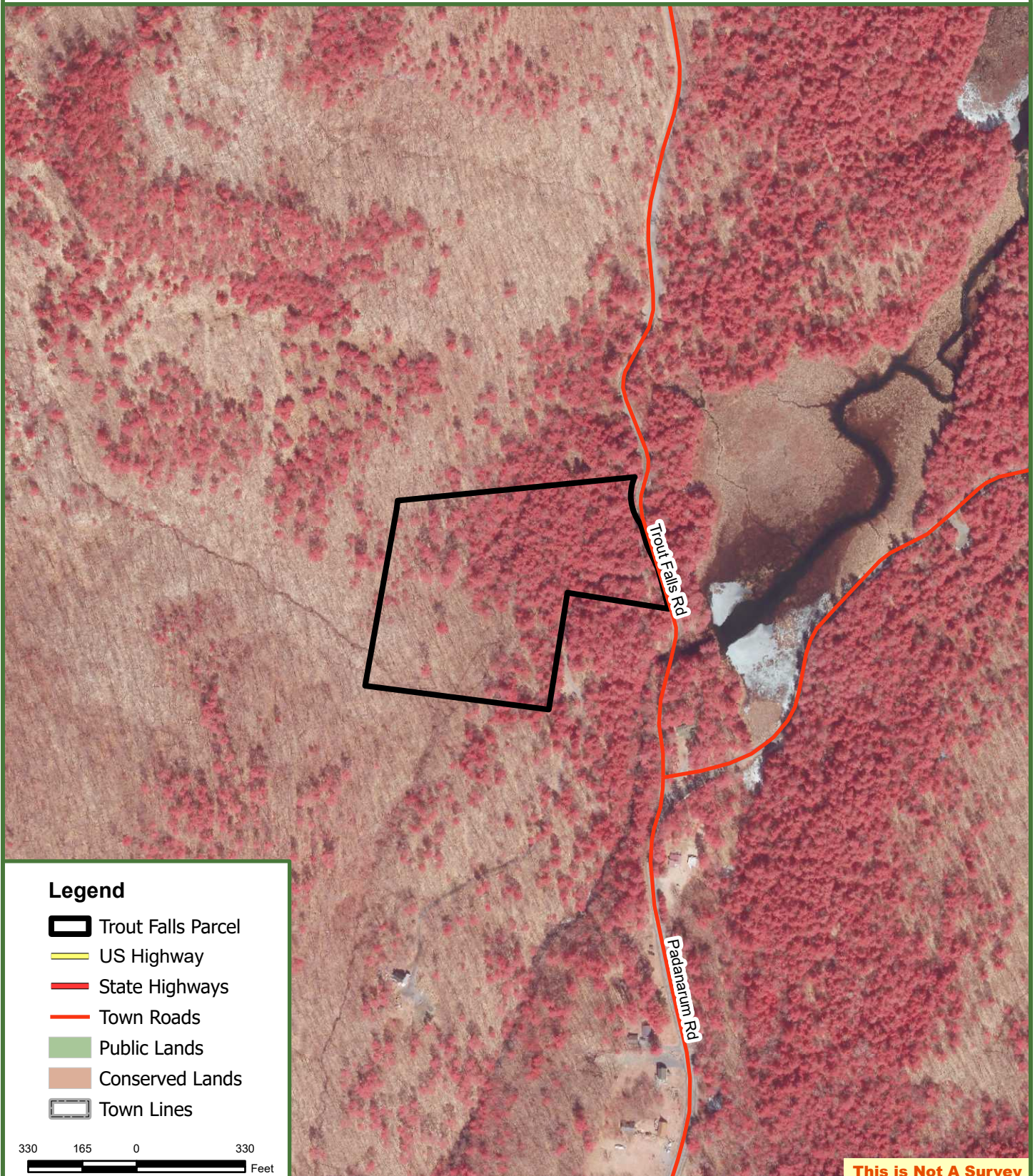


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Legend

- Trout Falls Parcel
- US Highway
- 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.

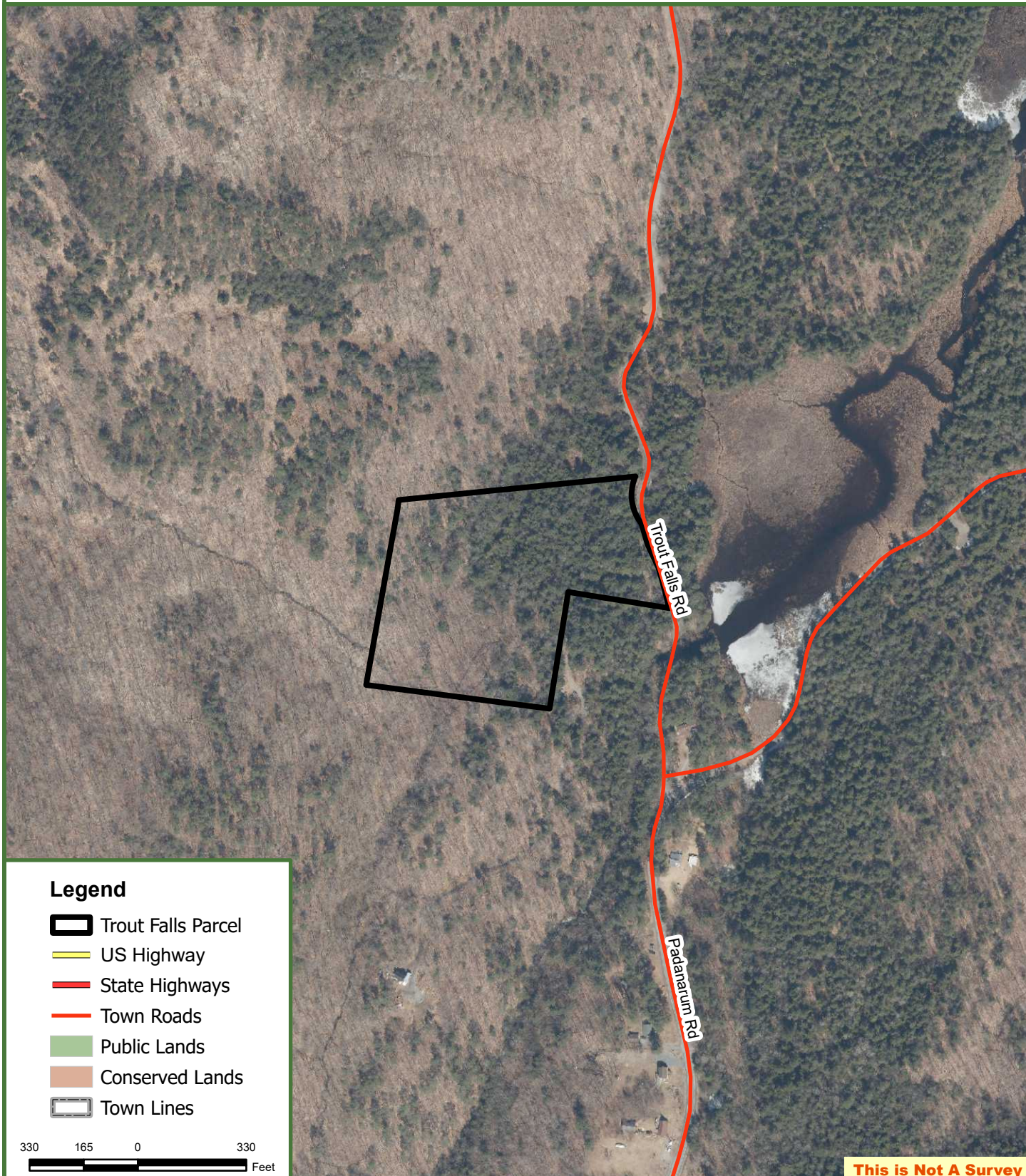


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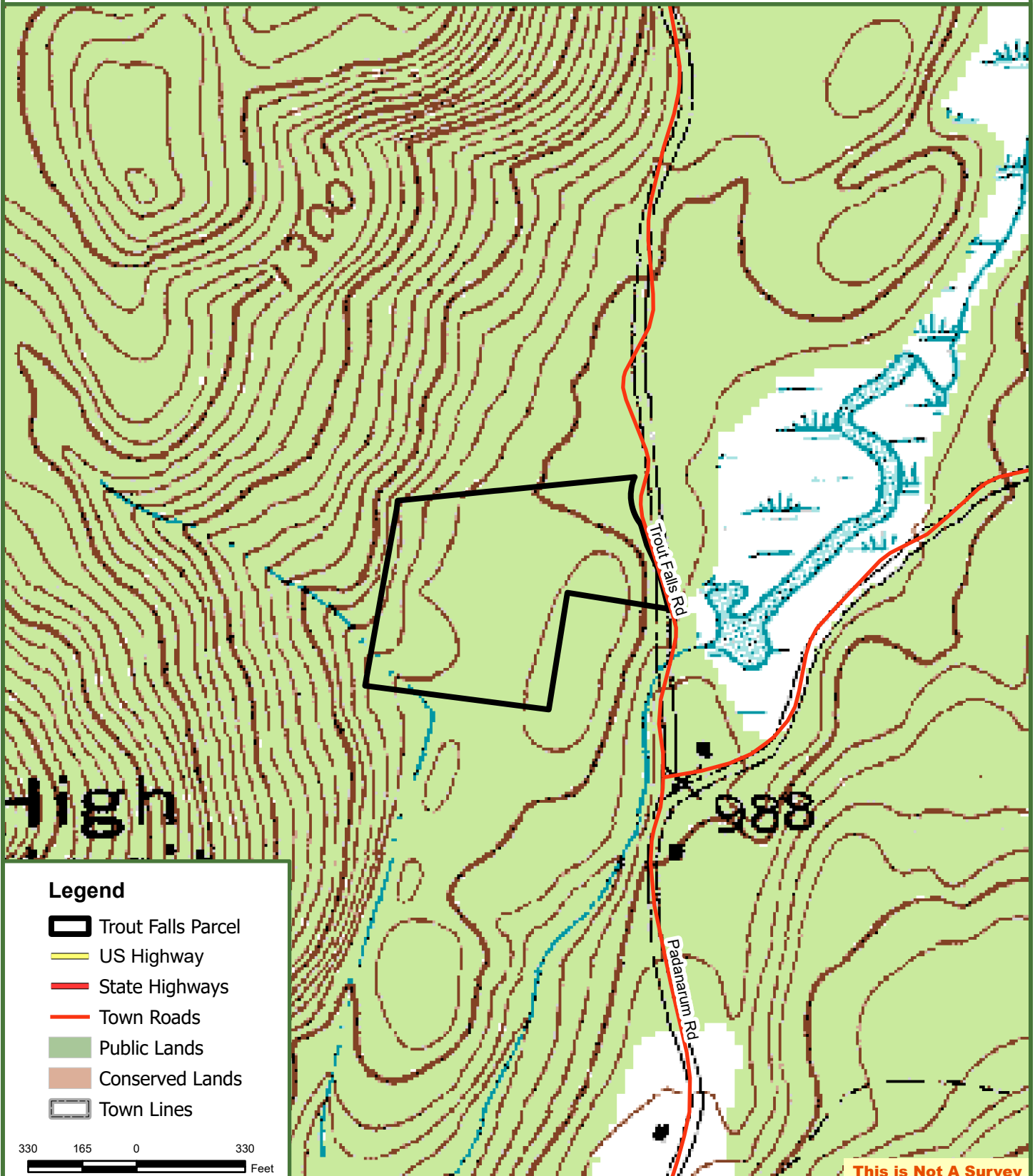


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