



**Fountains  
Land**  
AN F&W COMPANY







# Breese Hollow Farm

**A well-situated 135-acre property in the rolling hill country of northeastern Rensselaer County, offering productive hay fields, a young maturing hardwood forest, and exceptional long-range views of the southern Green Mountains and Taconics.**

Breese Hollow Farm presents a rare opportunity to own a productive, beautifully situated rural property in Rensselaer County, New York. Actively managed for both organic hay production and wildlife habitat since 2015, the land offers an exceptional combination of working farmland, maturing hardwood forest, and open shrubland — a diverse landscape ready to support whatever vision a buyer brings.

Whether you're seeking a private retreat with income-producing farmland, a premier hunting property, or a sound long-term land investment, Breese Hollow Farm delivers. Sweeping views of the Green Mountains and Taconics, established access, and a thriving agricultural operation make this one of the most complete and compelling rural offerings on the market.

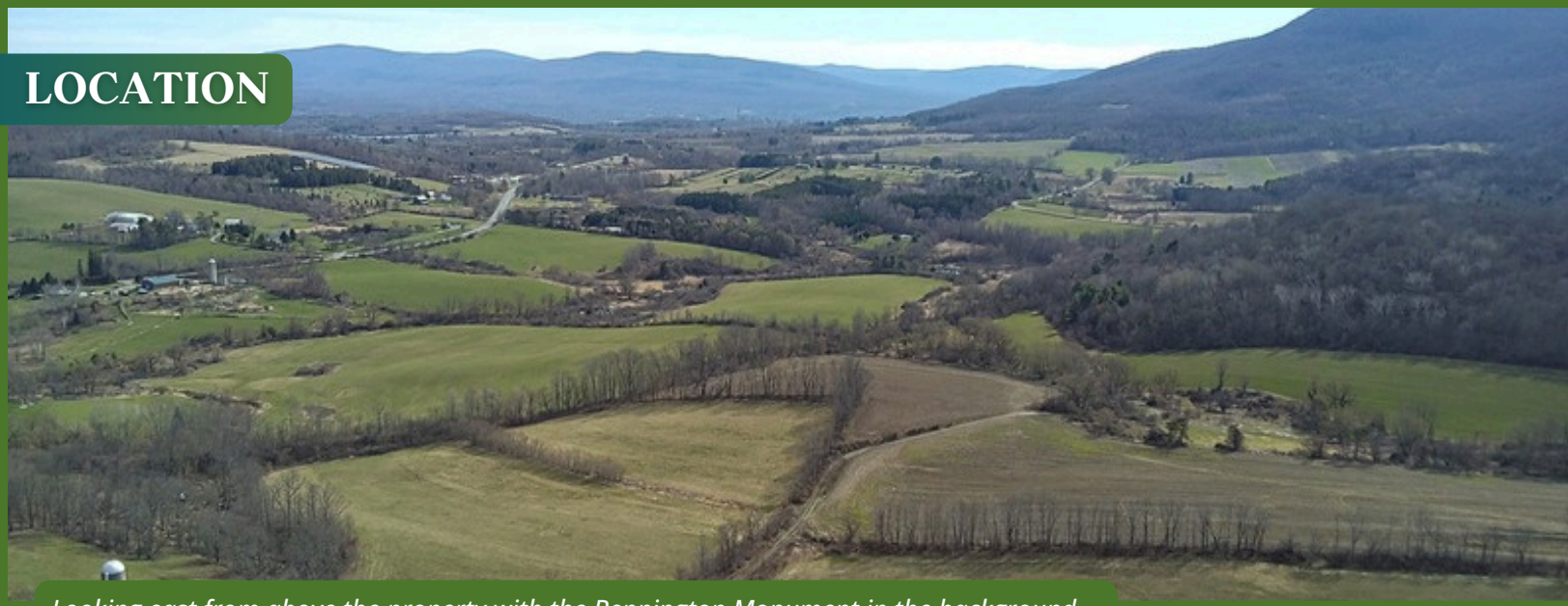
## Property Highlights

-  \$525,000
-  135 Acres
-  Hoosick Falls, NY
-  Multiple Use



**Sam Caldwell | Real Estate Salesperson**  
**(518) 586-0709 | [scaldwell@fountainsland.com](mailto:scaldwell@fountainsland.com)**  
**[www.fountainsland.com](http://www.fountainsland.com)**

## LOCATION



*Looking east from above the property with the Bennington Monument in the background.*

Breese Hollow Farm is located along Breese Hollow Road in the Town of Hoosick, in the northeastern corner of Rensselaer County. The property sits within the northern Taconic Mountain range, where the rolling agricultural character of the Rensselaer County hill country gives way to the more elevated, forested terrain that defines the Vermont border country to the east. It is this transitional geography that produces the property's exceptional views, open in every direction, with the southern Green Mountain Range defining the eastern horizon.

The village of Hoosick Falls provides basic services within a short drive. Bennington, Vermont, approximately 15 miles to the east, serves as the primary commercial center for the area, offering groceries, dining, medical facilities, and retail. Albany is approximately one hour to the southwest, providing access to Albany International Airport, Amtrak service, and the full range of regional amenities. New York City is reachable in approximately three hours via the Taconic State Parkway and Interstate 87.

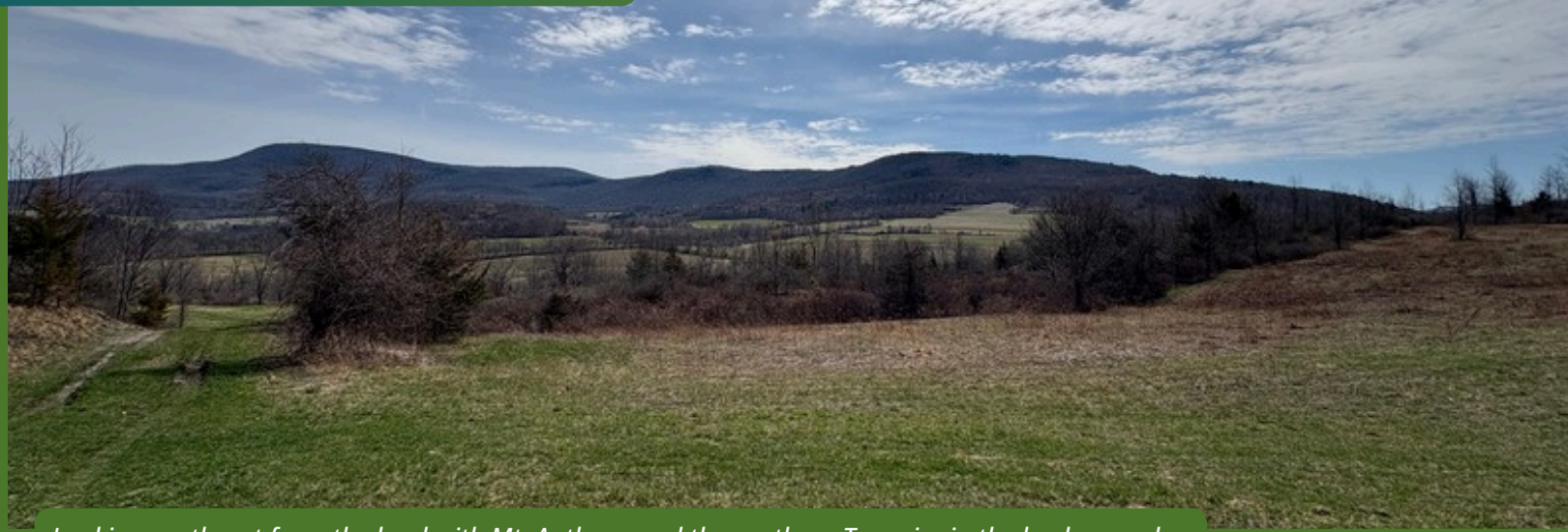
## ACCESS



*Entrance to the land along Breese Hollow Road.*

The property has excellent access along Breese Hollow Road, a town-maintained road, with approximately 2,362 feet of frontage and an existing driveway providing established ingress to the property interior. Power is available at Breese Hollow Road on the northeastern and southwestern corners of the property. A network of internal trails extends throughout the wooded portions of the property, providing access to the various field and forest areas depicted on the property maps.

## PROPERTY DESCRIPTION



*Looking southeast from the land with Mt. Anthony and the northern Taconics in the background.*

The 135-acre parcel is composed of three distinct habitat types distributed across gently rolling terrain: productive hay fields, young maturing hardwood forest, open shrubland, and fallow transition areas. Elevation ranges from approximately 780 feet along Breese Hollow Road to roughly 1,000 feet in the interior of the property, a rise that generates the sweeping, multi-directional views that define the land's character. Standing in the open field areas, sightlines extend to the southern Green Mountain ridgeline to the east and across the Rensselaer County hill country and Taconics in every direction.

The hay fields are actively managed and currently productive, with several fields being farmed for certified organic hay by a neighboring farmer and others maintained as fallow or managed for wildlife habitat. The property has no existing structures, affording a buyer full flexibility to select an area to establish a residence or farm compound, maximizing view corridors and taking advantage of the relationship between the open fields and surrounding woodland. Several locations on the property would support a well-positioned homesite requiring minimal site work.

The property sits within a well-documented wildlife corridor in eastern Rensselaer County and supports a full suite of native wildlife, including white-tailed deer, wild turkey, black bear, and a variety of migratory and resident songbirds. The diversity of habitat types, from active hay field to young forest to shrubland edge, creates conditions that are particularly attractive to hunters and wildlife enthusiasts.



*Hayfield on the northern slope of the land.*



*Looking west with Rensselaer Plateau in the background.*

## TIMBER RESOURCE



*The forested aspects of the land are an attractive mix of successional and mature hardwoods.*



*Old beech and maple hedgerow trees with interesting canopies can be found throughout the property.*

## TAX & TITLE



*Fallow field along the western property boundary.*

Approximately half of the property is forested. The forest was harvested in the early 2000s and is now actively maturing back into a well-stocked mixed hardwood stand with a healthy variety of age classes and species. The species composition is diverse, including oak, maple, birch, beech, hickory, aspen, and scattered white pine and eastern red cedar. The understory is thick in harvested areas, contributing to the strong wildlife habitat value of the property's wooded portions, while older remnant stands provide additional structural diversity.

No formal timber inventory has been completed. The forest does not represent a near-term commercial timber asset but offers meaningful long-term appreciation potential as the stand continues to mature. A future thinning cycle would both generate income and improve the quality and growth rate of the residual trees. The mix of species and age classes, combined with the diversity of adjacent open habitat, creates conditions well suited to ongoing forest stewardship.

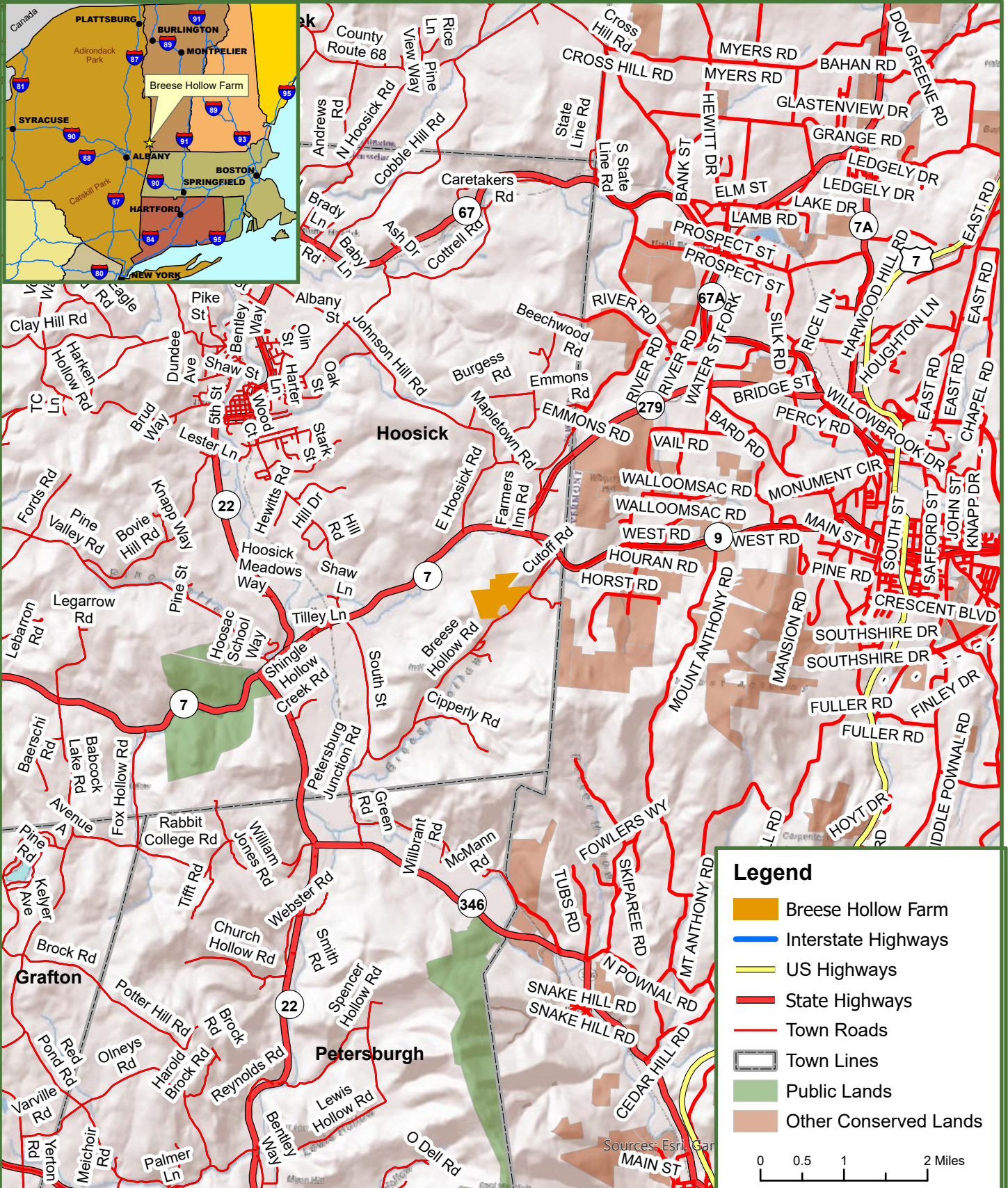
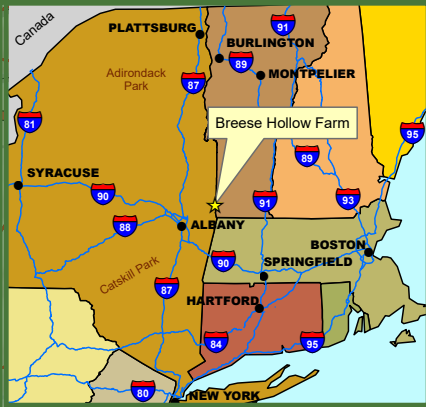
The deed to the property can be found in Book 7552, Page 180 in the Rensselaer County Clerk's Office. Property taxes are approximately \$1627.62. Currently, the annual agricultural lease for the hay fields in production and an existing hunting lease covers the annual property tax amount. New ownership could re-negotiate or terminate these existing agreements at will.

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 Breese Hollow Farm 135 GIS Acres

Hoosick Falls, Rensselaer County, New York





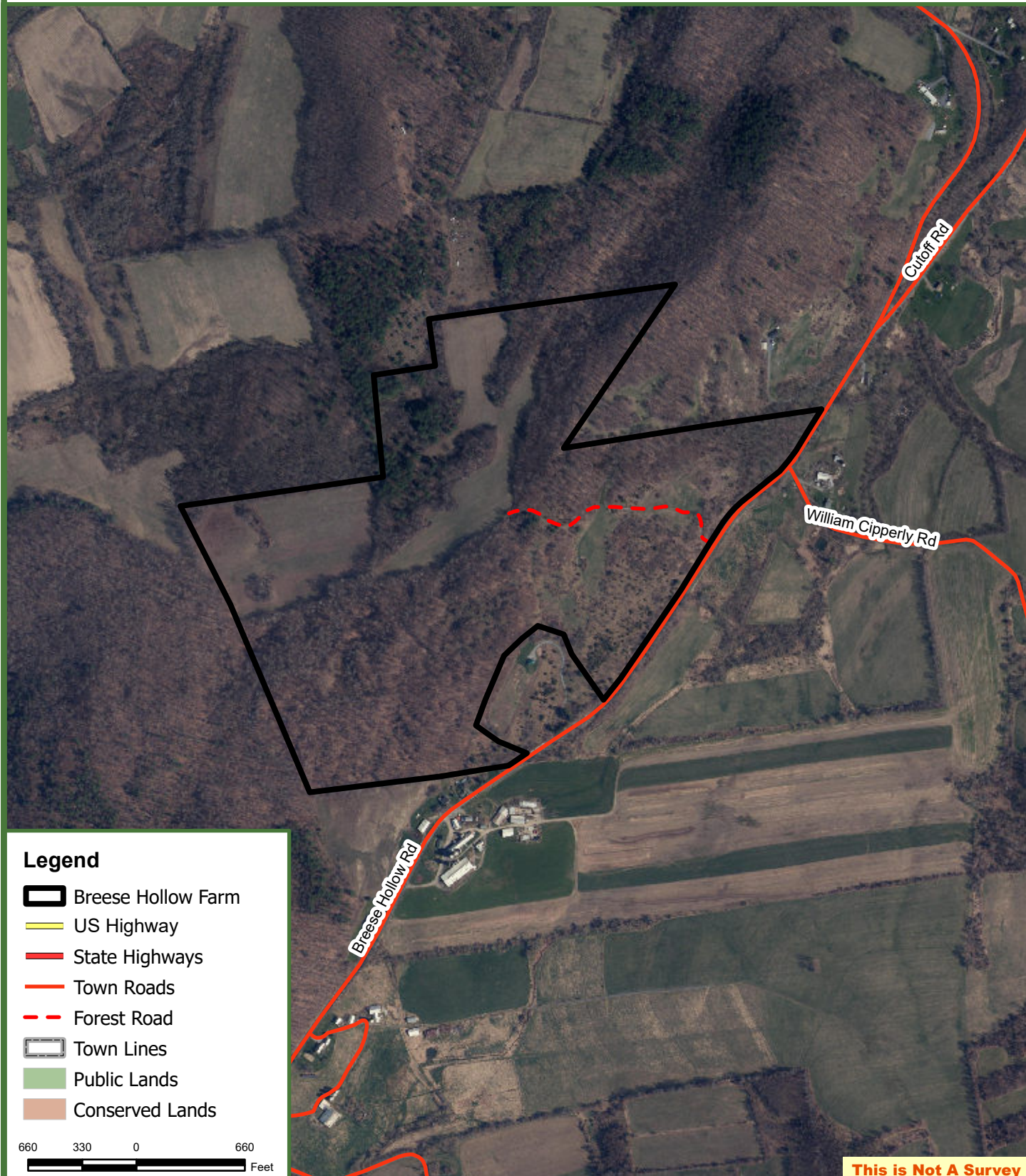
# Breese Hollow Farm

135 GIS Acres

Hoosick Falls, Rensselaer 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.



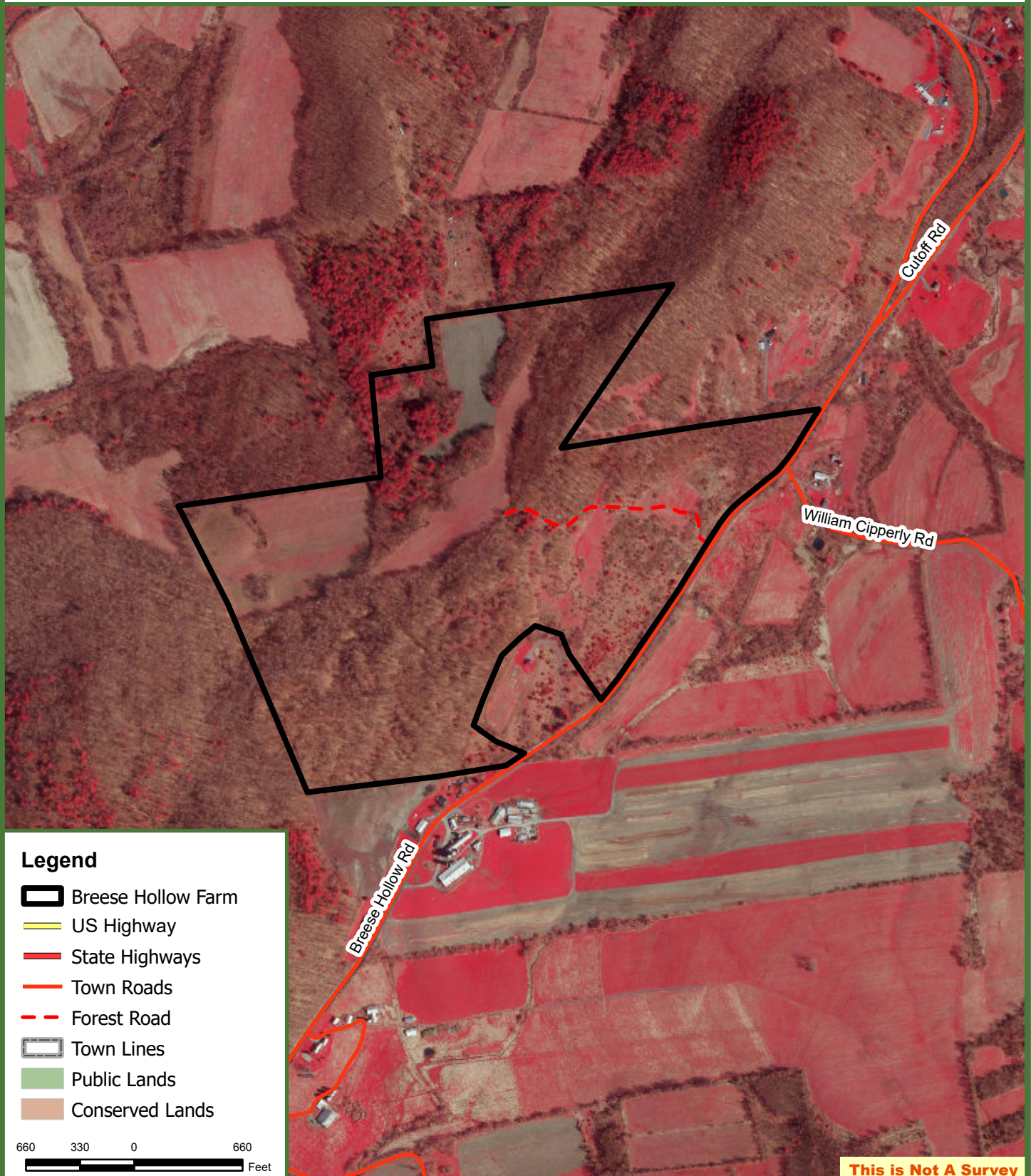
# Breese Hollow Farm

135 GIS Acres

Hoosick Falls, Rensselaer 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.



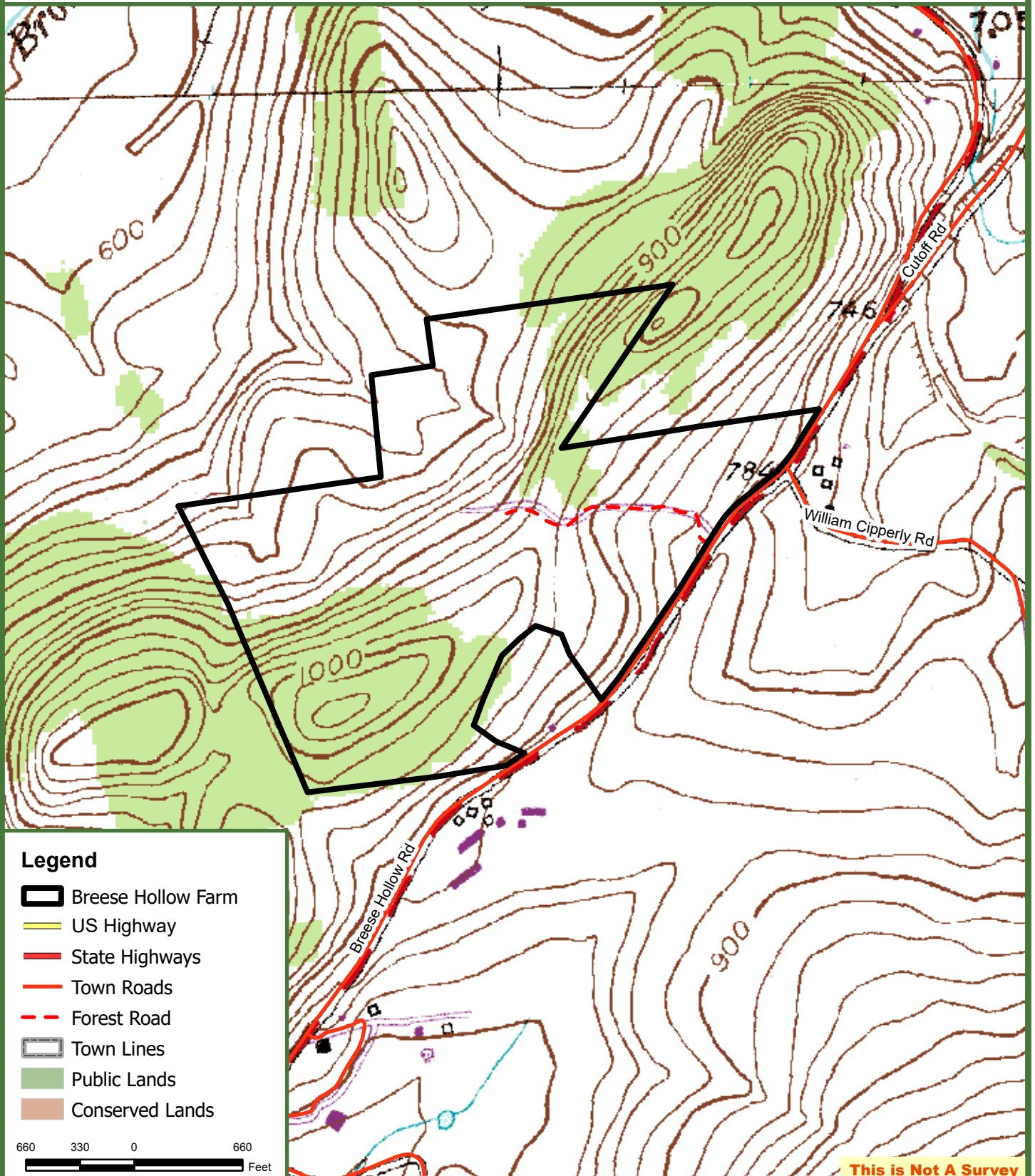
# Breese Hollow Farm

135 GIS Acres

Hoosick Falls, Rensselaer County, New York



**Fountains  
Land**  
AN F&W COMPANY



**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](http://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: \_\_\_\_\_