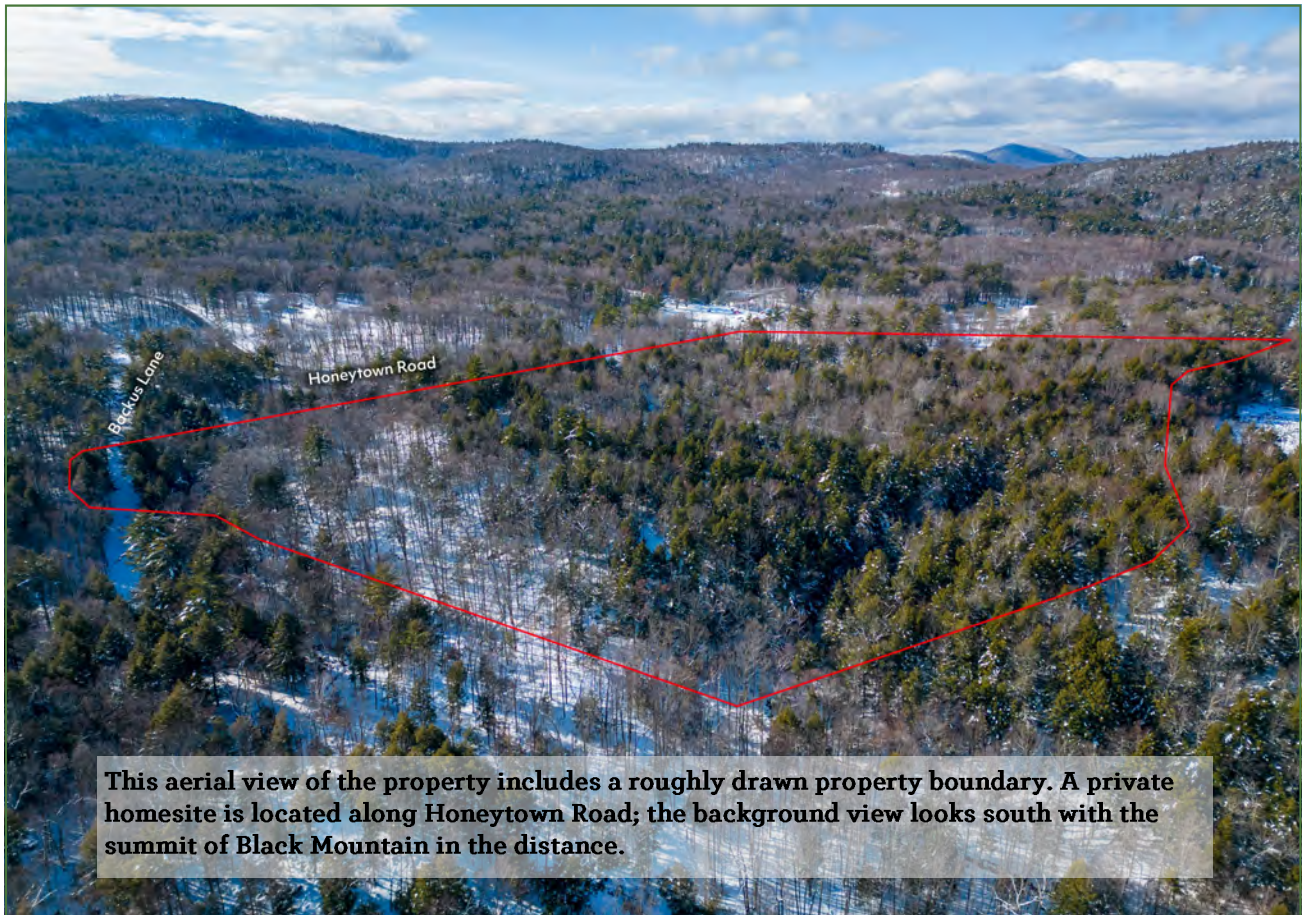


DRESDEN HILL PARCEL

This property is between northern Lake George and South Bay in the Champlain Valley, with good access along a town-maintained road, available power, and several appealing homesite possibilities.



***20.6 Town Acres
Dresden, Washington County, New York***

Price: \$79,900

INTRODUCTION

The Dresden Hill Parcel is along a rural dead-end town-maintained road, with a northeasterly aspect lending itself to views of the lower Champlain Valley and the eastern flank of the Lake George mountain range. There is power at the town road and relatively flat access to several attractive potential homesites.

LOCATION

The property is on the western side of the Champlain Valley between northern Lake George and the South Bay of Lake Champlain. The village of Ticonderoga is 13 miles to the north, and the village of Whitehall is 14 miles south. It is a 20-minute drive to Huellets Landing, where there is a marina and public boat launch on Lake George. Lake George access is also available in Ticonderoga and Gull Bay, a 10-minute drive north. There are also several public access points to Lake Champlain in the vicinity.

This part of New York offers excellent recreational opportunities and is the perfect home base for exploring the Adirondacks to the west and Vermont's Green Mountains to the east. Within an hour's drive are two of the region's main commercial centers, Rutland, Vermont, and Glens Falls, NY. In addition, the Amtrak Albany to Montreal line runs through the valley, and there are stations in both Ticonderoga and Whitehall, making train travel to New York City possible.

Direct access to the Northern Washington County snowmobile trails network is at the eastern property line. In addition, miles of groomed trails run throughout the valley and to the summit of Black Mountain, the highest peak on Lake George.



The small clearing along the road frontage.



Sunrise over the property during March.



Honeytown Road seen at left with neighbors house in view just above.

SITE DESCRIPTION

The Dresden Hill Parcel contains a mix of Hemlock and mixed hardwoods, predominantly Sugar Maple, Basswood, Ash, and Beech. An attractive stream runs along the northern boundary among scattered glacial erratic boulders creating a scenic falls.

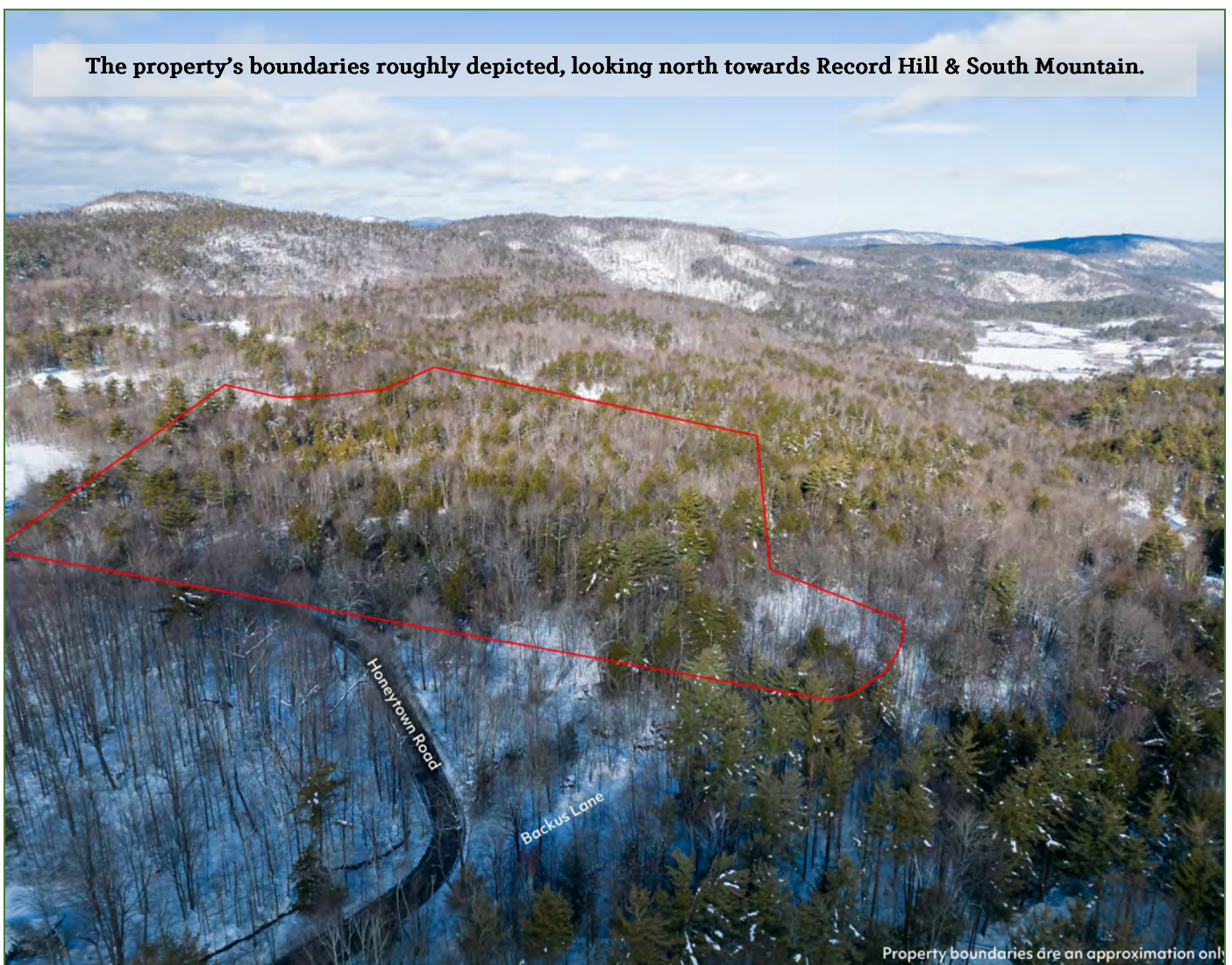
The property is relatively flat from the road frontage making for good potential development access for a homesite on the high point with views to the northeast of the Champlain Valley, the eastern flank of the Lake George mountain range, and further out, the central spine of the Green Mountains.

In addition, the area is private, with only a handful of homes on the road. Finally, the property's proximity to Lake George and Lake Champlain makes it an ideal basecamp for convenient access to the Adirondack and Green Mountains.



Stream and attractive falls along the northern boundary line.

The property's boundaries roughly depicted, looking north towards Record Hill & South Mountain.



Property boundaries are an approximation only

ACCESS

Access is provided by the town-maintained Dresden Hill Road, off New York Route 22. There is power along the road and a clearing at the frontage. A driveway could be installed further into the property to develop a homesite with views of the valley and the central spine of the Green Mountains.

From the village of Whitehall, go north on New York Route 22 for 9.5 miles. Make a left onto Dresden Hill Road, then continue up for 1.4 miles, where the road makes a hard right. Continue for .2 miles, where Dresden Hill Road becomes Honeytown Road. Parcel frontage is 500 feet from the start of Honeytown Road on the right.



Honeytown Road - property frontage on right.

TAXES, TITLE & ZONING

Annual property taxes are \$906.87. The deed can be found in Book 3602, page 143 of the Washington County NY land records.



Honeytown Road and potential homesite to left, the background view is to the east of the Green Mountains.

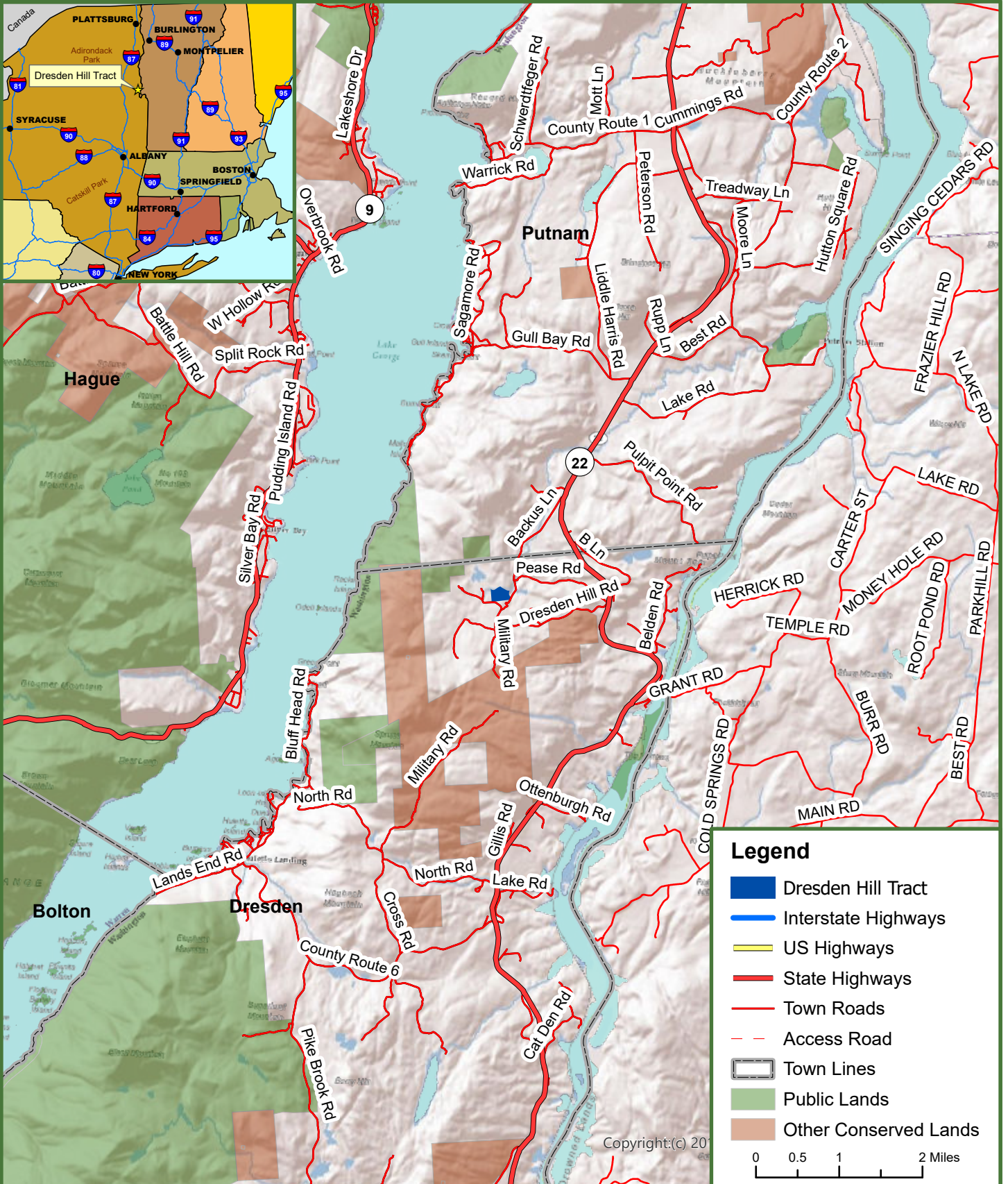
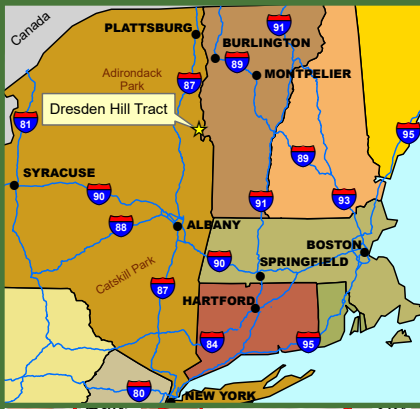
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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
Dresden Hill Parcel
20.6 Tax Acres
Dresden, Washington County, NY



Fountains Land
 AN F&W COMPANY



Legend

- Dresden Hill Tract
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Access Road
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

Copyright:(c) 2011

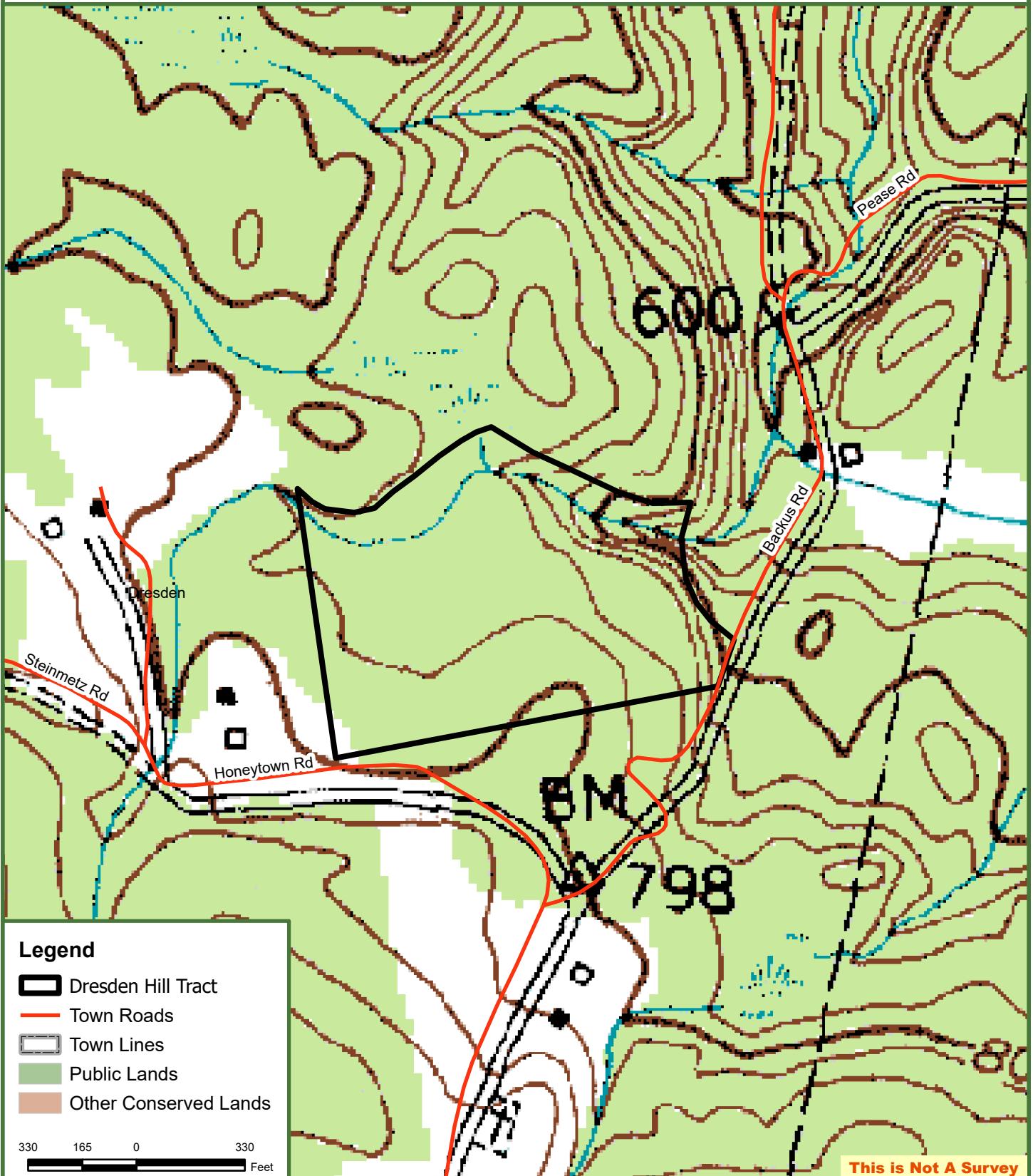


Dresden Hill Parcel

20.6 Tax Acres
Dresden, Washington County, NY



**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.

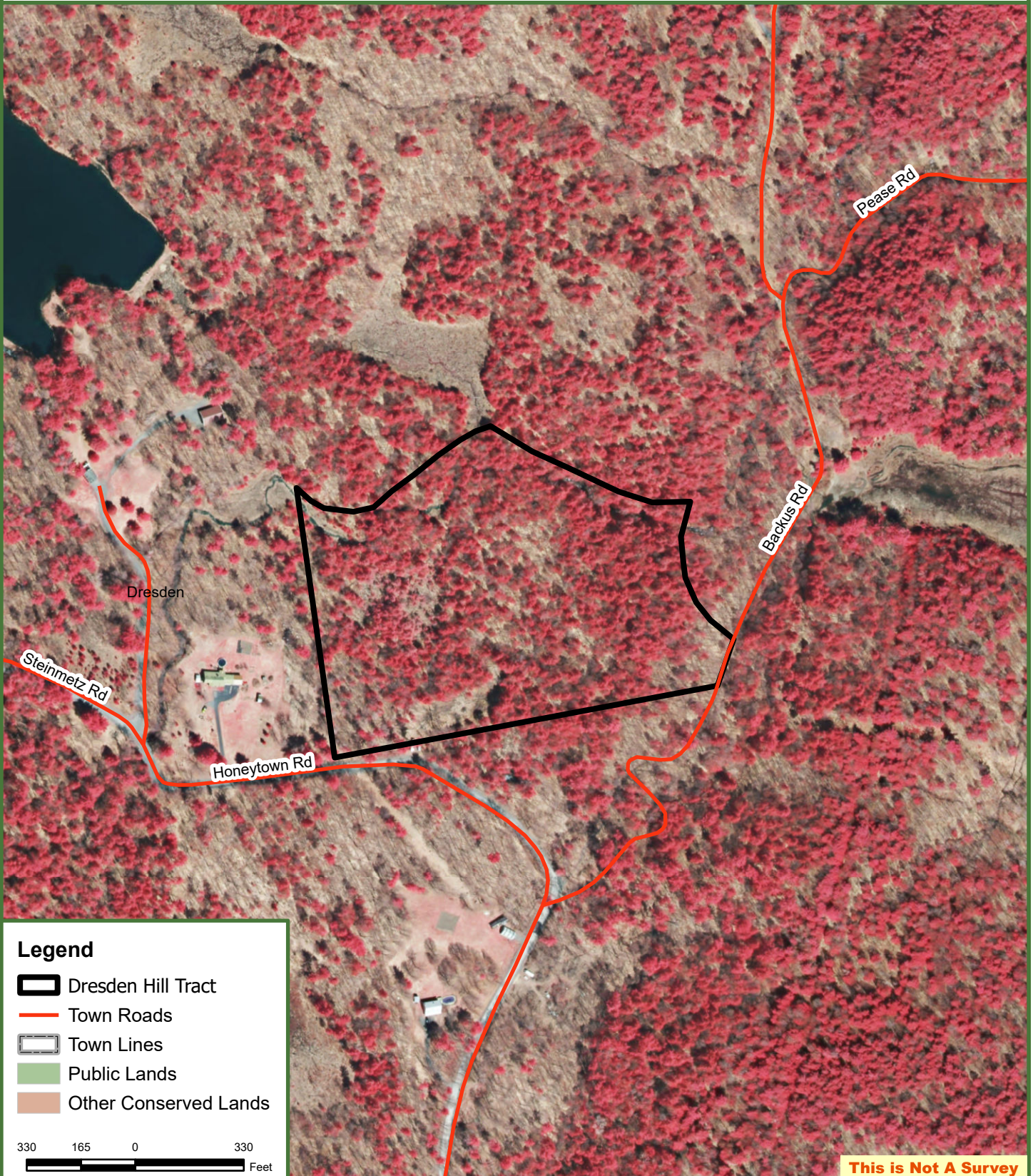


Dresden Hill Parcel

20.6 Tax Acres
Dresden, Washington County, NY

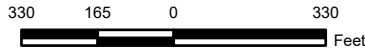


**Fountains
Land**
AN F&W COMPANY



Legend

-  Dresden Hill Tract
-  Town Roads
-  Town Lines
-  Public Lands
-  Other Conserved Lands



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 type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input 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: _____