

KELLUM MOUNTAIN LODGE

A premier Lake George Region woodland retreat; offering an entirely private, deep-water pond with a custom log lodge overlooking its shoreline and exceptional mountain views of the southern Adirondacks



**195 Tax Map Acres
Warrensburg, Warren County, NY**

Price: \$690,000

LOCATION

Kellum Mountain Lodge is an exclusive Adirondack retreat property which is located in the scenic Lake George region of New York State. This popular vacation area offers majestic natural beauty while lying conveniently within a half day's drive of major northeast US metropolitan areas. The surrounding landscape is shaped by its vast forests, numerous lakes and beautiful mountains. It is a region well-known for providing abundant outdoor recreational activities, including perennial favorites like swimming, fishing, hiking and skiing.

While offering the peaceful tranquility of a secluded wilderness retreat, the property is located conveniently within 5 minutes of the US Route 9 corridor and provides easy travel to Warrensburg Village. This vibrant gateway community lies 10 minutes south of the estate and is well-known for its many historic Victorian homes and close proximity to the Adirondack Northway. The property is nestled away in a private setting lying just south of Kellum Pond Association, a small second-home waterfront community consisting of a few dozen camps and cottages.

Saratoga's Tech Valley Region is located 40 minutes south along the Northway, while the Adirondack High Peaks area lies 1 hour north. North Creek Village and Gore Mountain are located 30 minutes to the north along State Route 28, offering outstanding skiing opportunities for winter recreation enthusiasts. Lake George Village is 15 minutes south, and Albany's Capital District is situated within a 1-hour commute. The greater New York and Boston major metropolitan areas lie 4 hours to the south and east respectively.

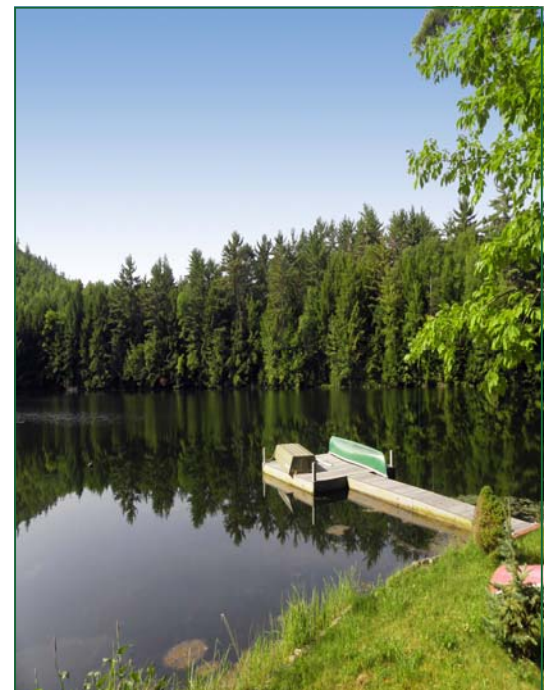
THE ESTATE

Kellum Mountain Lodge offers all of the finest qualities of a premier Adirondack estate, including exclusive pond ownership, long-range mountain vistas and a carefully-built lodge with direct access to the waterfront. When combined, these features create an extraordinary turn-key retreat which can be enjoyed immediately by the new ownership.

The focal point of the property is its spring-fed private pond, spanning over 11 acres in area and lying entirely within the estate's perimeter. This exceptional natural beauty benefits from outstanding aesthetic qualities and offers a private swimming and fishing envelope for water enthusiasts. Pond depth is reportedly 20-25 feet deep, with its fishery including a thriving large mouth bass population. The lodge is nestled on the northeastern corner of the waterfront, benefiting from asphalt driveway access from East Kelm Road and warm afternoon sunlight exposure. From the cabin grounds, the open view of the water and its easy access via an existing dock create a relaxing atmosphere for recreation and quiet enjoyment. The remaining shoreline remains undeveloped with numerous mature pines and hemlocks towering over the water. The terrain directly along the shoreline is gently sloping, with generally well-drained soils that could support future trail or driveway development around much of its perimeter.



Top/Bottom: The compound is situated directly along the northeastern shoreline of the pond and includes an existing dock for boating access.



THE ESTATE (continued)



Views of the pond from the lodge grounds which are situated directly along the water's edge.

The pond/lodge area lies within a secluded glaciated 'bowl' that is protected by two high ridges to the east and south, including the summit of Kellum Mountain (elevation 1,600') in the property's southwestern quadrant. From the lodge, the terrain climbs steadily toward the land's upper elevations, crossing through the surrounding forests, and approaching several granite outcroppings which reveal exceptional views of the southern Adirondacks. From one such vantage point known as "The Overlook" (see attached maps), extensive views of the pond and nearby mountains to the west unfold as highlighted in the cover photo of this report.

THE LODGE

The property offers a well-crafted, four-season log home which overlooks the pond's northeastern shoreline and offers an immediate residential option for the future ownership. Constructed in 1983, this 1,176 ft² retreat offers an authentic Adirondack experience, highlighted by its fine craftsmanship and rustic ambience. Its careful round-log construction was inspired by the historic "Great Camp" architecture of the late 19th and early 20th century. The lodge benefits from an open floor plan, highlighted by a comfortable living/dining room area in the front with gable glass views of the pond and a large granite fireplace.

Notable finishes include original oak hardwood floors, round log railings and rafters, and cathedral pine ceilings with skylights. A first floor master bedroom/bath offers easy convenience while the open sleeping

The lodge's summer porch is accented by natural granite stonework inspired by historic Adirondack Great Camp architecture.



loft on the second floor can sleep an additional 4-6 people. The home's wrap-around stone deck extends living space to the outdoors and provides a scenic platform for relaxing in an Adirondack chair. A large screened summer porch can be used as a dining room for evening meals. From the lodge, a stone walkway cascades down to the dock, easily connecting the home with the surrounding shoreline. General building information can be referenced in Table 1 attached, while property disclosures can be found on the Kellum Mountain Lodge property page at www.fountainsland.com.

ACCESS/BOUNDARIES

The property is accessed via East Kelm Road, a private gravel road which is maintained by the nearby Kellum Pond Association to the north. This artery provides deeded four-season access to the retreat across association lands from Forest Lake Road (a town maintained highway connecting the area to Route 9). Traffic access along East Kelm Road is suitable for passenger vehicles and extends for nearly 1.5 miles before entering the property's northeastern corner. Upon reaching the estate, it continues a short distance to a paved driveway spur on the left which accesses the lodge compound. From this vicinity, East Kelm Road skirts around the northern edge of the pond and continues for 600' to the land's northwest corner; eventually leaving the property as it provides deeded access to neighboring parcels to the northwest.



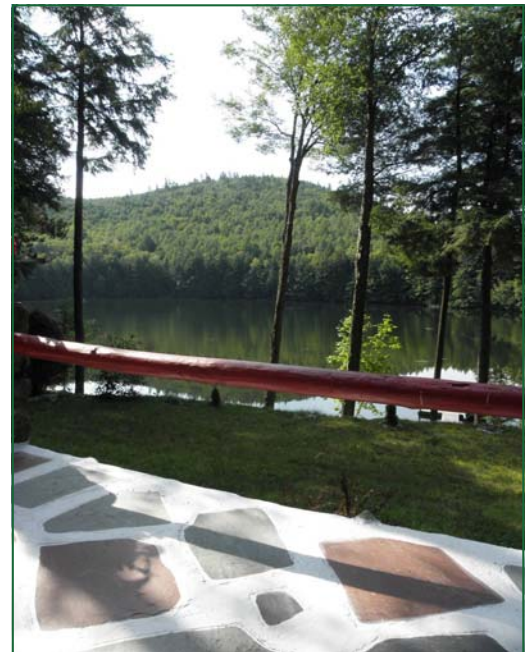
Boundary lines are variable and delineated in the field by occasional red boundary paint and blue flagging. Total boundary perimeter is 2.2 miles. The estimate of 195± acres for the property, as well as maps in this report, are based upon tax map and deed information. Maps provided are **NOT** survey accurate and thus acreage *may* be unreliable. Although the maps provided are believed to be correct, buyer should not rely on these maps to accurately portray deeded boundary lines in the field.



PROPERTY TAXES/TITLE

Total property taxes for calendar year 2009 were approximately \$10,837. The property **IS NOT** under the State of New York's popular 480-A tax program, which significantly reduces the annual tax burden. For more information about 480-A, contact Fountains Land or the Department of Environmental Conservation office located in Ray Brook, NY (518) 897-1283.

The property is owned by Mark Depan, whose deed for the property is recorded in the Warren County Clerk's Office in Lake George, NY as deed book 1025 page 280. The property is subject to a right-of-way easement across the existing East Kelm Road which provides access along Kellum Pond for neighboring properties to the west. Tax map information is recorded in the Warren County Real Property Tax office as town of Warrensburg tax map parcels #184-1-3 and 184-1-4. Adirondack Park Agency land use classification is 'Rural Use'; allowing for an average lot size of 8.5 acres per principle structure.



Various photos of the custom log lodge which overlooks the northeastern shore of the pond and provides direct access to the shoreline.

FOREST RESOURCES

The lodge and its private pond are surrounded by an undisturbed natural forest whose dense canopy, tall trees and open understory provide an all-encompassing wilderness experience. The forest resource is a rich diversity of Adirondack plants and tree species which offer a superior recreational canvas for nature enthusiasts to explore. Highlights include outstanding forest aesthetics, trees that have been left to grow in their natural state for the past two decades, and excellent wildlife habitat for resident deer, turkeys and grouse.

The estate consists of two major woodland communities: natural “mixed-wood” pine stands (161 acres, see attached maps) which occupy the upper ridge site areas of the tract, and a northern hardwood stand (22 acres) occupying the ridge basin site along the pond’s southern shoreline.



Within the mixed-wood stands, numerous 14-18” diameter white pine sawlogs dominate the canopy, accompanied by several 10-14” diameter class hemlock and red oak stems. Stem quality, height and crown vigor are all above average for the area. Basal area is approximately 100-120 ft² per acre, a level supporting fully stocked stands which have not been harvested during the past two decades. Within these stands, thinning opportunities are available in the near future which could generate modest timber income and expand hiking trail infrastructure throughout the upper elevations of the land.



The northern hardwood stand consists of mostly pole to small sawlog diameter stems with good stem quality and crown vigor. Key species including the maples, red oak, birches,

ash and beech. This stand provides critical acorn and beech nut mast for resident deer and turkeys, and offers sound asset value growth potential in coming years as the hardwoods continue to shift into higher-value products.



Top Right: The property’s exceptional view-shed from the “Overlook”

Above/Right: The forest resource is highlighted by its dense canopy, tall trees and open understory.

Fountains Land Inc. 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.

Table 1. Kellum Mountain Lodge Datasheet		
General Information		
Approx. Square Ft	1176	
APA Zoning	Rural Use	
School District	Warrensburg CSD	
Exterior	Log	
Room Information:	Floor	Comments
Living Room	1st Floor	12' x 14' - natural granite stone fireplace, vaulted pine ceilings with log rafters, two sky lights, oak hardwood floors, slider door to front deck overlooking the pond
Kitchen	1st Floor	10' x 12' breakfast bar, refrigerator, dishwasher stove, wood laminate counter tops
Dining	1st Floor	12' x 14' - open dining space connecting to living/great room, oak hardwood floors, antler chandelier and slider door to front deck overlooking the pond.
Master Bedroom	1st Floor	12' x 14' master bedroom, knotty pine ceilings log walls
Full Bath	1st Floor	7' x 10' - bathroom with standard tub and toilet
Laundry/Utility Room	1st Floor	6' x 8' with electric panel, 15-20 gal electric hot water heater, washer and dryer connection
Loft Sleep Area	2nd Floor	18' x 22' open loft, four beds, cathedral knotty pine ceilings with round log purlins, sitting area, log rails
Screened Porch	1st Floor	14' x 18' screened summer porch with natural stone floor overlooking the pond
3/4 Bath	2nd Floor	5' x 8' bathroom with shower and toilet upstairs
Utilities/Appliances		
Heat System		Elec Baseboard
Air Conditioning		No
Water		Drilled Well
Sewer		On-site septic
Electric Service		200 amp
Appliances		Dishwasher, Refrigerator, Stove
TV		Satellite Dish
Outbuildings		Two Storage Sheds, approx 8' x 8'
Garage		No
Attic		No Attic
Basement		Crawl Space
Roof		Composite Shingle

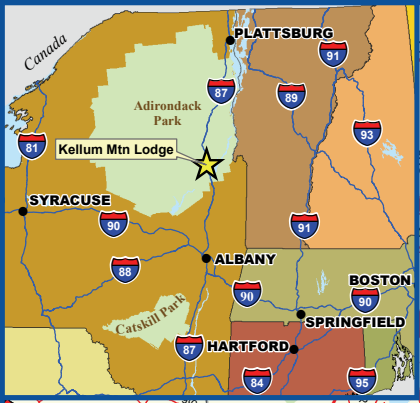
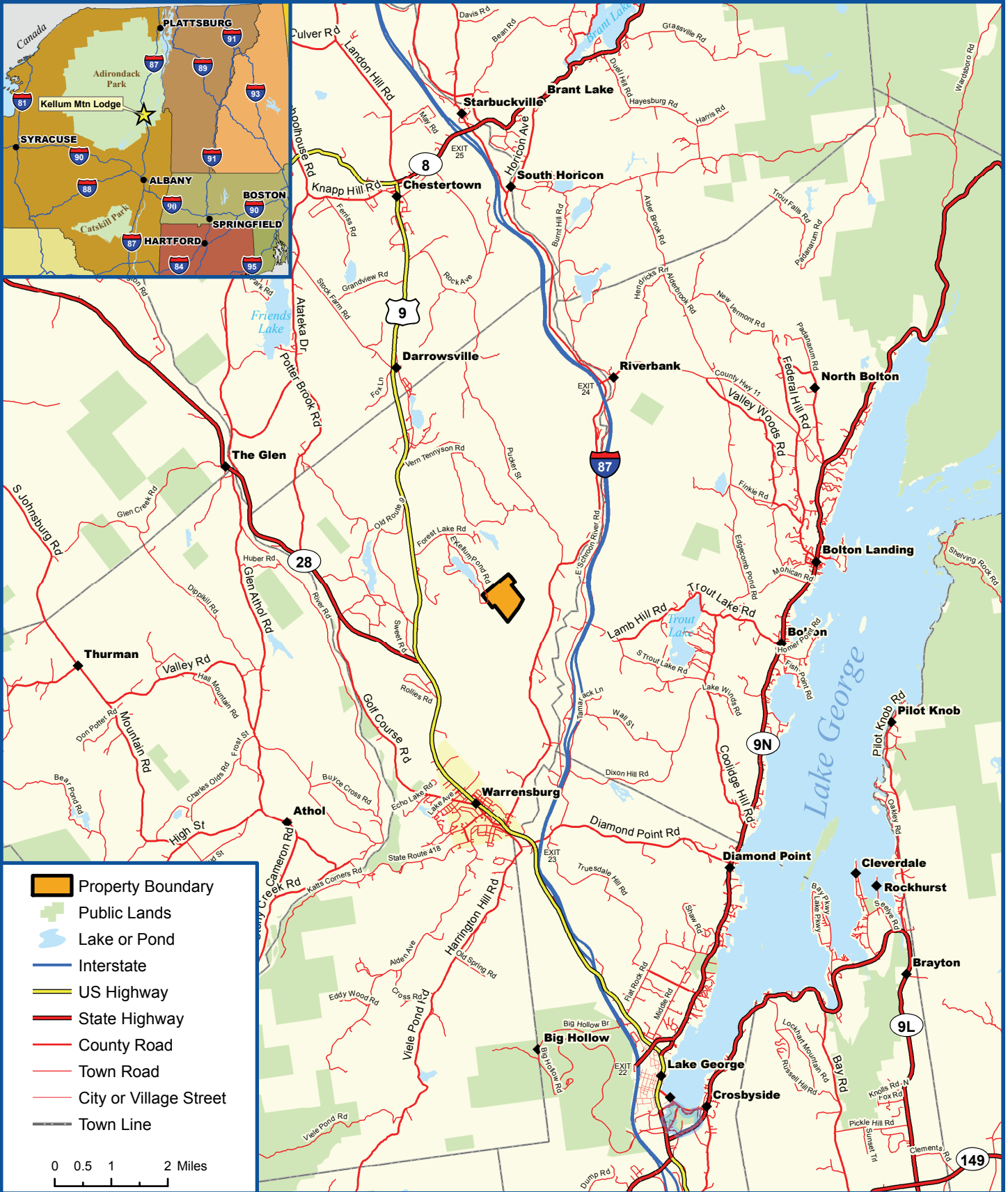
Locus Map

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Kellum Mountain Lodge

195 Tax Acres

Warrensburg, Warren County, New York



- Property Boundary
- Public Lands
- Lake or Pond
- Interstate
- US Highway
- State Highway
- County Road
- Town Road
- City or Village Street
- Town Line

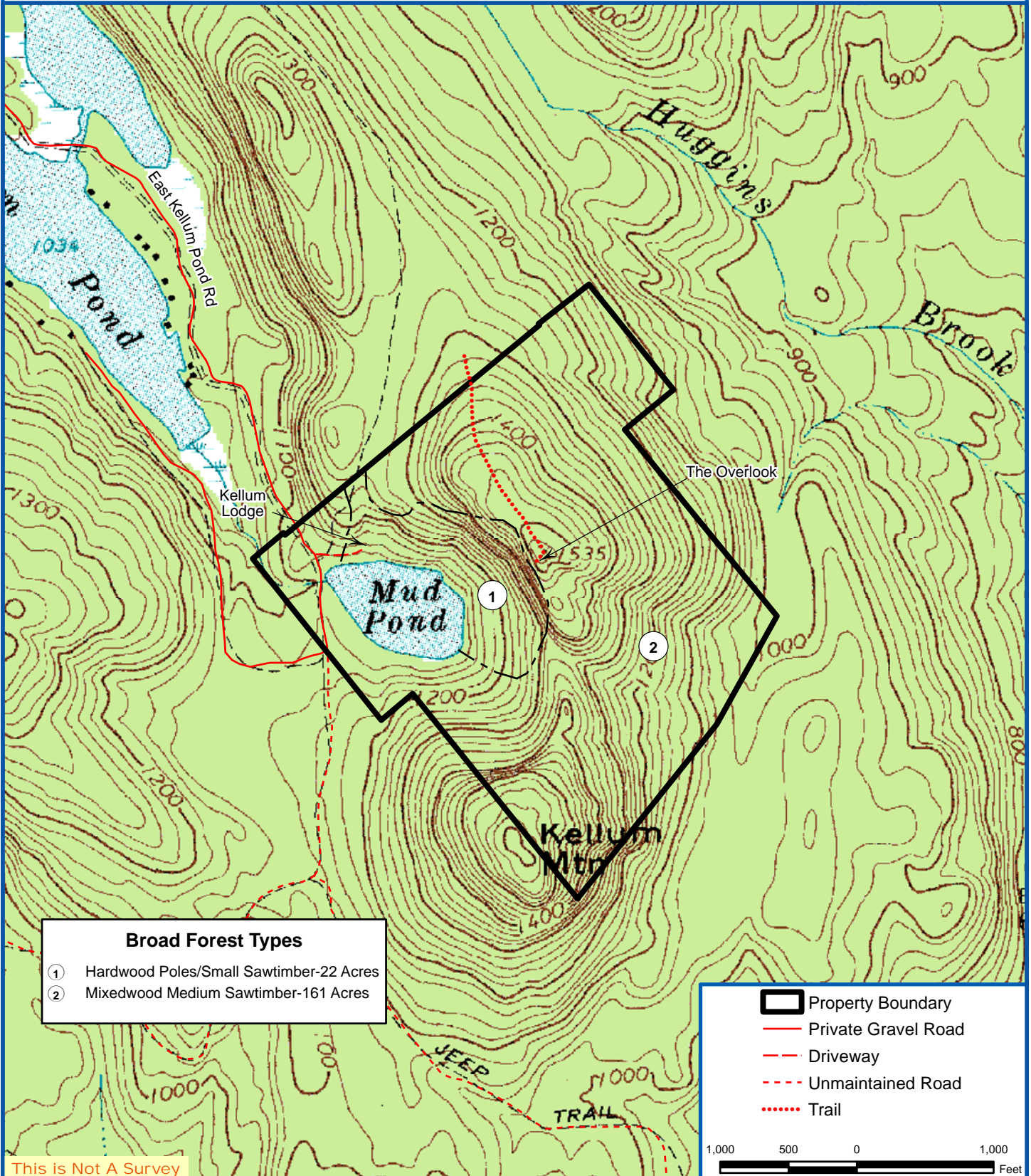
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Kellum Mountain Lodge

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Warrensburg, New York



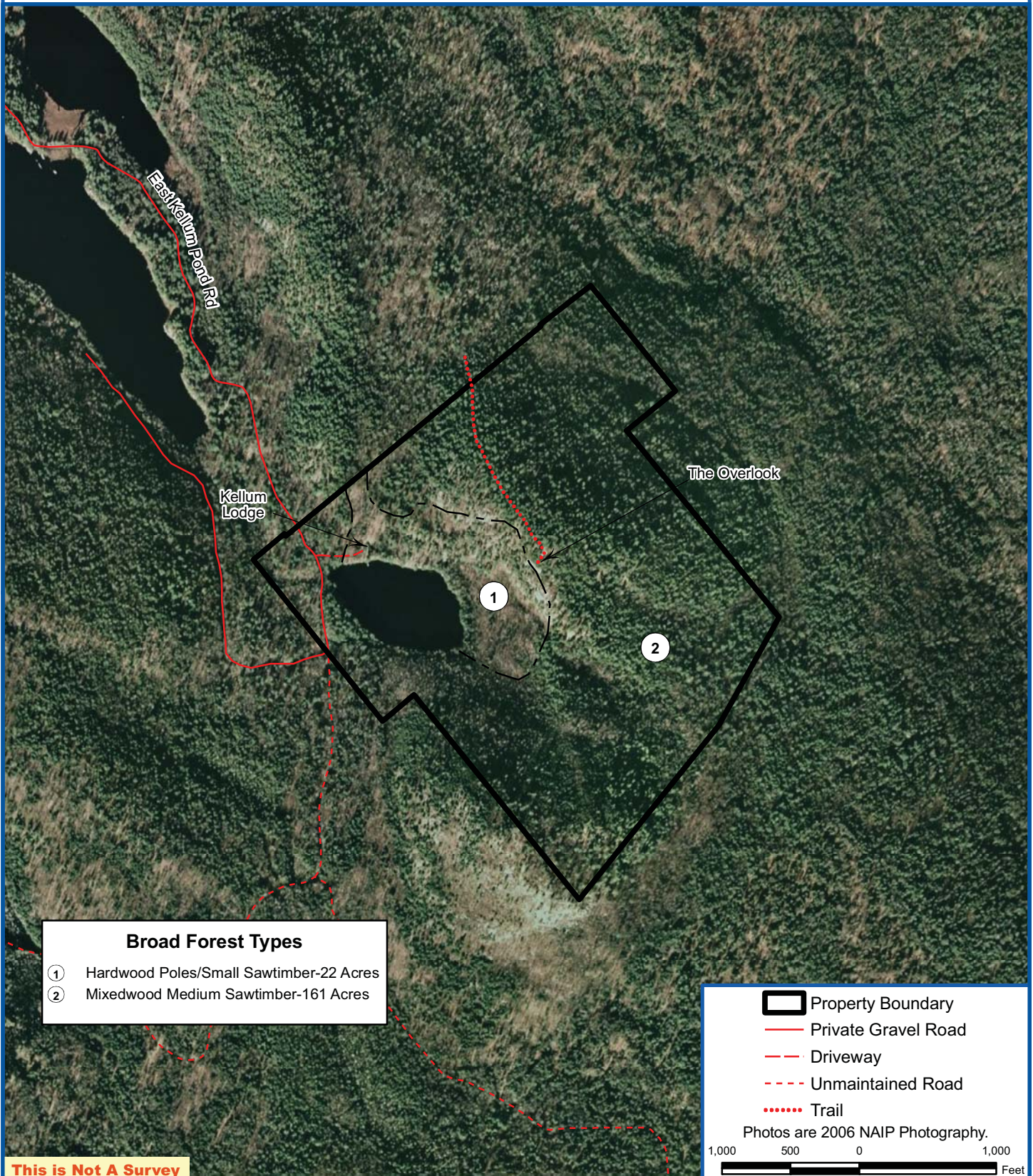
Map produced from the best available information including town tax maps, aerial photography and reference information obtained from NYS GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Kellum Mountain Lodge






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195 Tax Acres
Warrensburg, New York



Broad Forest Types

- ① Hardwood Poles/Small Sawtimber-22 Acres
- ② Mixedwood Medium Sawtimber-161 Acres

 Property Boundary
 Private Gravel Road
 Driveway
 Unmaintained Road
 Trail

Photos are 2006 NAIP Photography.

1,000 500 0 1,000
Feet

Map produced from the best available information including town tax maps, aerial photography and reference information obtained from NYS GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.