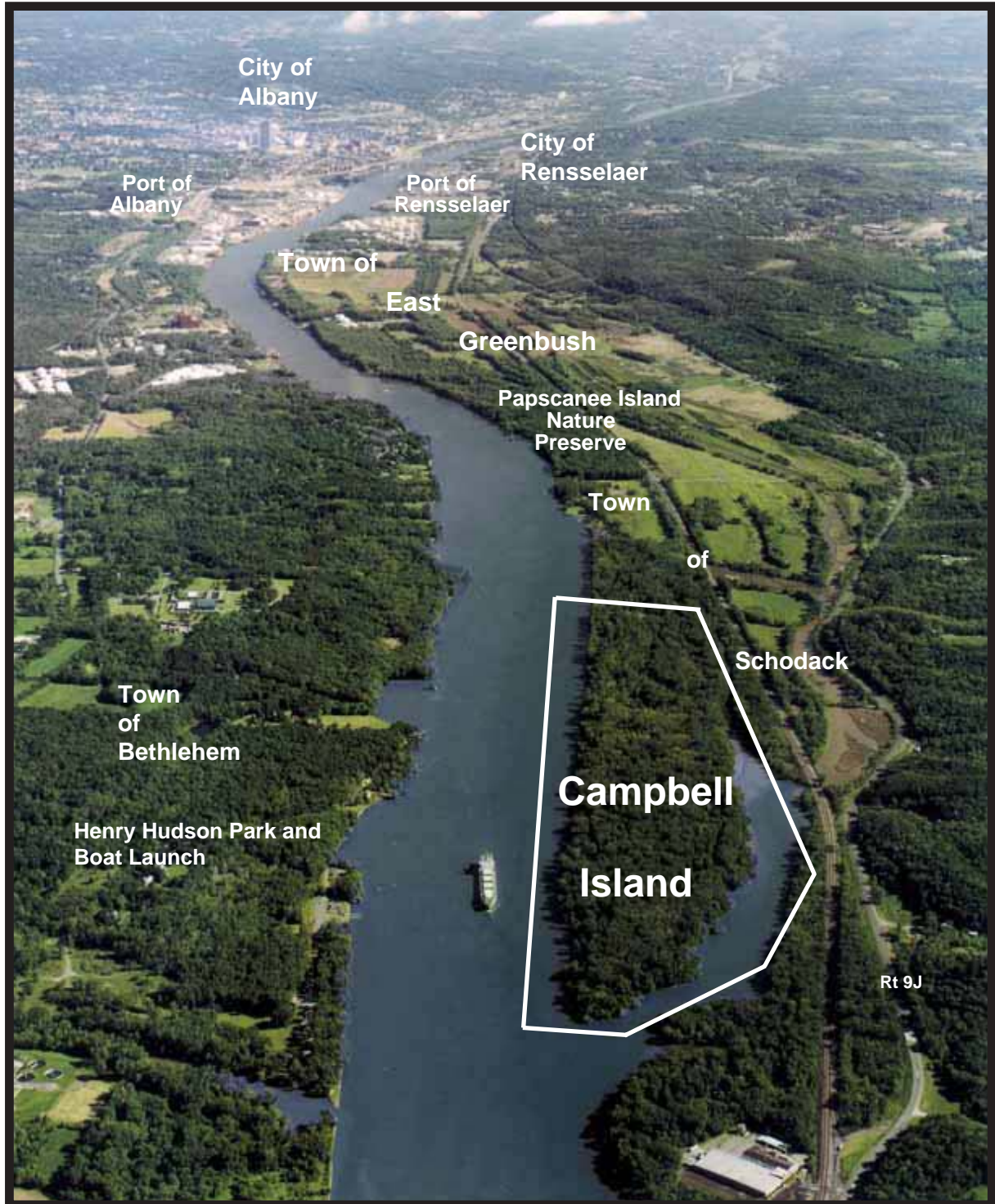


DISCOVER
Campbell Island on the Hudson!
WHERE RIVERFRONT DREAMS CAN COME TRUE



View of Campbell Island on the Hudson River in the Town of Schodack, New York, with the Papscaenee Creek to the east, the City of Albany to the north, the Town of Bethlehem west. White line indicates available parcel boundaries totaling over 90 private acres. A 72+-acre NYS OGS parcel is directly north.

www.hudsonriverland.com

Welcome to Campbell Island on the Hudson River!

A little known treasure on one of the world's most beautiful and historic rivers, Campbell Island on the Hudson is in upstate New York, in the Town of Schodack, Rensselaer County, off Rt. 9J. Over 90 acres of private land are available with rare underwater rights and scenic views, adjacent to 72+ acres of state land, totaling more than a mile along the riverfront.

The largest, nearly pristine Hudson Riverfront parcel in NYS, Campbell is the perfect place for waterfront adventures, year round recreation, and watching the world float by on the longest deep water port in the world.

Close to cities yet a million miles away. Fish, hike, birdwatch, boat, swim, or just hide out in your own paradise.

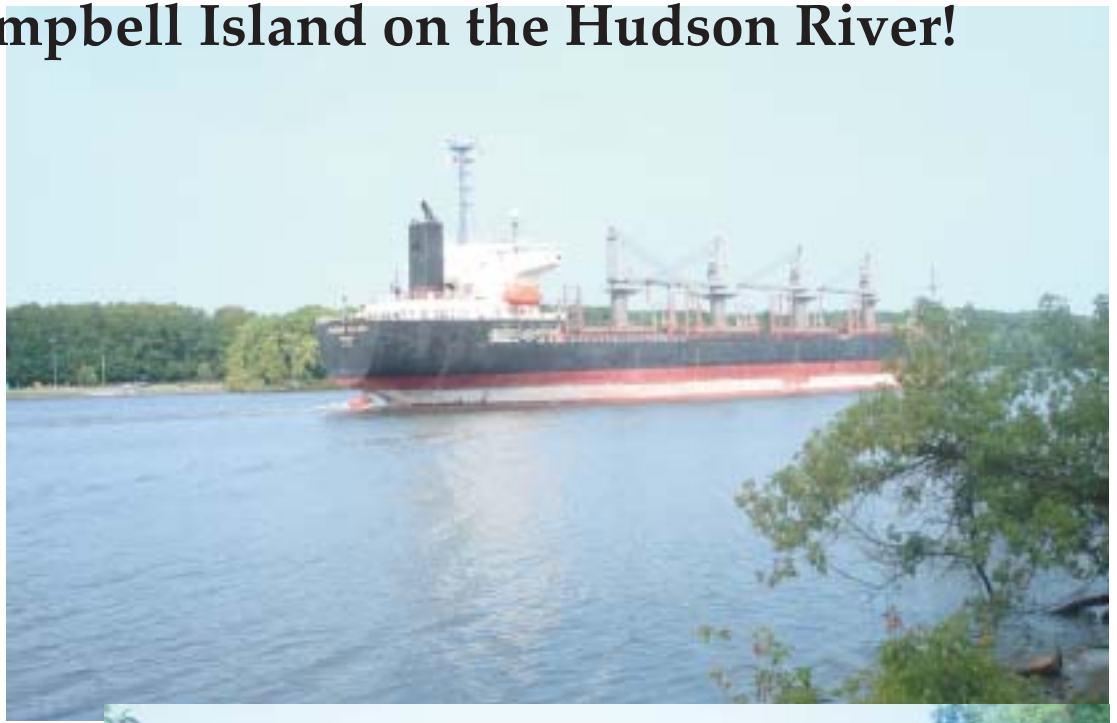
Campbell offers ample waterfront on the Hudson River for motorized or sailing craft, a serene creek to the east for canoes and kayaks, quiet forests, sandy beaches, sheltered coves, abundant wildlife and flowers, and an extensive plateau in a 500 year floodplain with commanding views of the skyline of Albany and the Hudson River Valley in all directions.

Located in the Capital Region of New York, Campbell Island is close to amenities, the Amtrak station, Albany County International Airport, interstates, and historic Saratoga Springs. Less than 3 hours to New York City, Boston, and Montreal, directly across from a town park and launch, minutes to the Papscanee Island Nature Preserve and Castleton State Island Park, Campbell could be a secluded haven with freedom and privacy or a mecca for tourists from near and far.

The only place in town where development on the river can locate, Campbell Island was designated a Planned Waterfront District whose potential mixed uses include: • agriculture/vineyard, a conference center/retreat, a restaurant, marina, seasonal and year round homes; • cultural, educational or scientific uses based on the natural resources; • recreational pursuits such as fishing, hiking, horseback riding, sailing, boating, swimming, bird watching, camping, cross-country skiing.

To fully realize the vision of the town would require a road and/or bridge, however, Campbell can be enjoyed as an island retreat for now or always with residential and recreational uses. Once home to the Mohicans, Dutch settlers and an icehouse, Campbell Island is quiet now, waiting to awaken as a most unique Hudson River destination 400 years after the river's discovery.

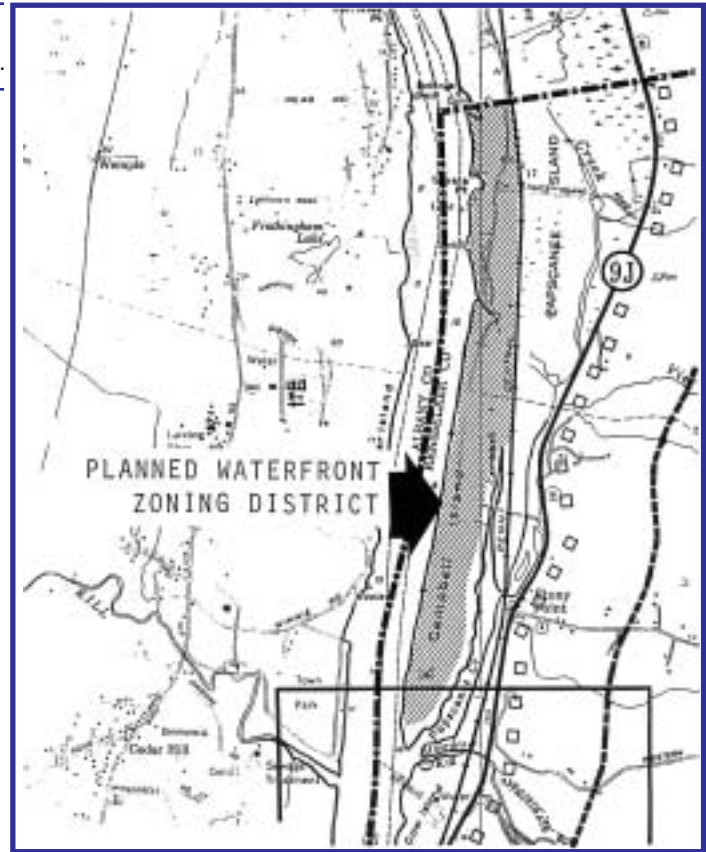
Find out more about this once in a lifetime opportunity where riverfront dreams can come true! Contact owner at 518.477.6618 to discuss and arrange a visit. Expect to be delighted.



View of Bethlehem town park and boat launch from Campbell Cove



The Town of Schodack created a Planned Waterfront Zoning District on Campbell Island. See map, overhead aerial, details available.



^ Winter View from Campbell south to Schodack State Island Park



Campbell is an island-peninsula whose western shore runs over a mile along the Hudson; its eastern shore lies along the Papscaenee Creek leading to the Nature Preserve along scenic Route 9J. Wildlife and flowers abound.

View from Campbell at high tide looking south to the mouth of the creek bordering the island, with the Village of Castleton in the distance >



