

# AHOY! AN ISLAND FOR YOUR BOAT!

**Make this your own - the best waterfront location on the Hudson River today!**

**Moor your boat offshore to enjoy this resource immediately while creating your river dreams.**

**Perfect for a private retreat and / or public accommodations - whatever your imagination desires. For life and legacy, this is it.**

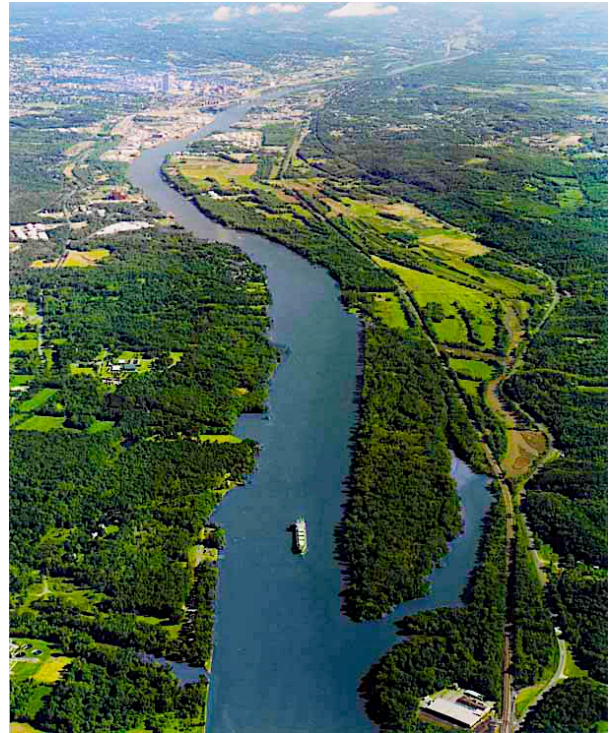
**An island that became part of a peninsula, Campbell Island lies across from the park and boat launch of the town of Bethlehem, 10 min to Albany. Close to civilization, yet a million miles away.**

**Featuring 97 pristine acres, scenic views, rare underwater rights, high grounds protected by berms, extensive, sandy coves and beaches, majestic woods, lush lands, approved dock permit, air and land access to: walk in, pass along tracks, and existing road for emergencies. Buildable too according to regulations for true islands (available on request). In Castleton-on-Hudson.**

**Adjacent to tributary and public lands, over a mile on the river. A recreational paradise adventure.**

**Contact for more information, photos, video link and to arrange visit 518-207-7320 [jcrens@aol.com](mailto:jcrens@aol.com)**

**Bring family & friends. You will be amazed!**



View of Campbell Island North to Albany



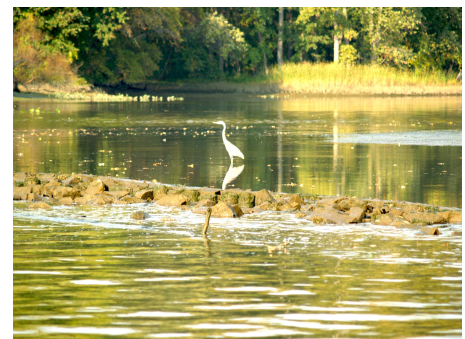
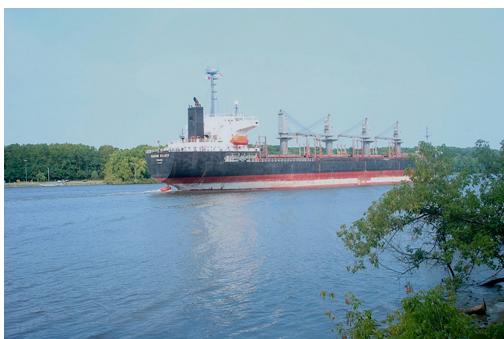
Overhead of Campbell Island



View of Campbell's sandy shoreline from the east



Dock site across from launch & park, tributary to right

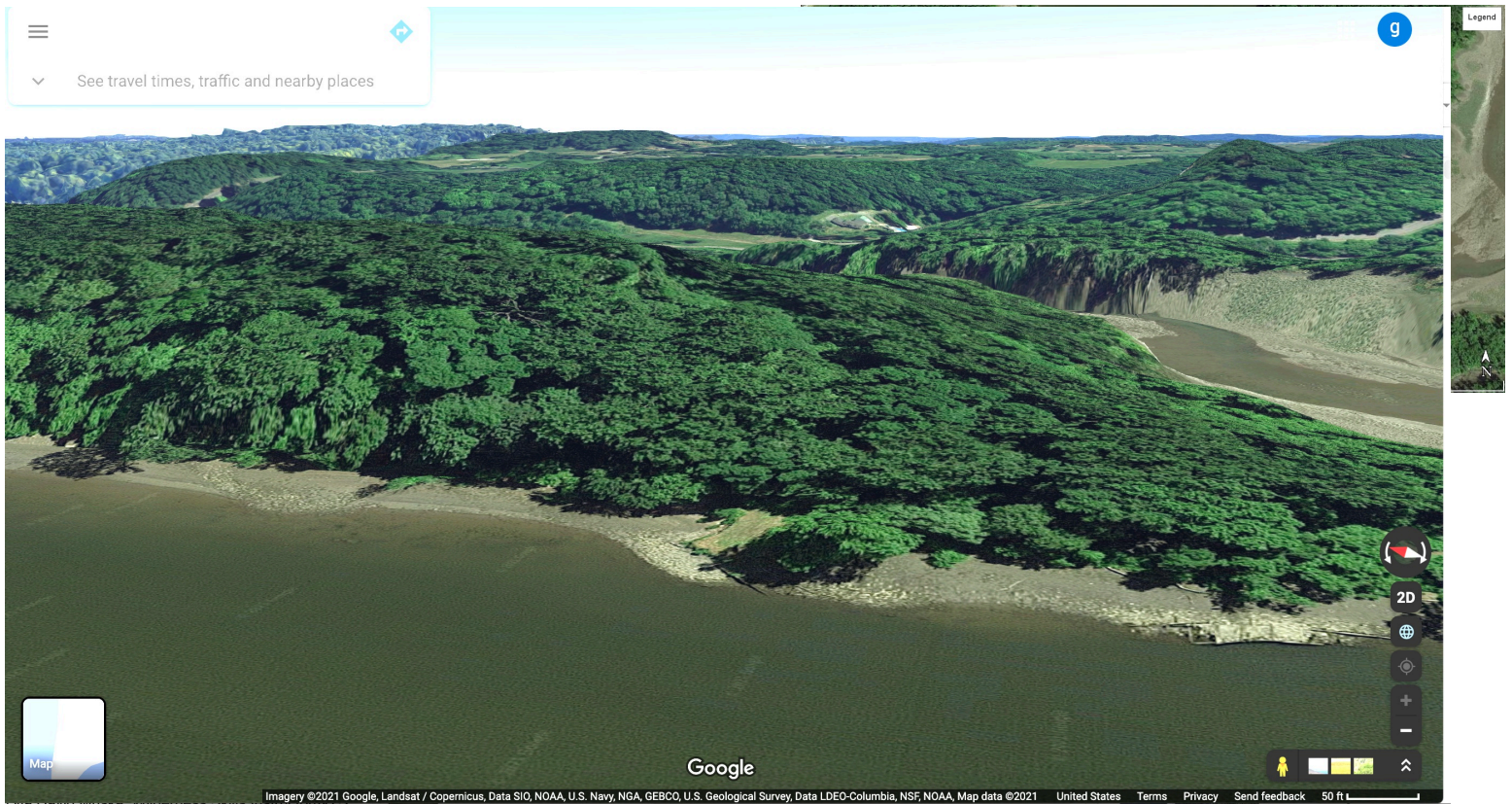








**Also adjacent to 72 acres of public lands and a beautiful tributary for cruising and paddling.**



**More than a mile on the river.**

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**You will be amazed!**

Dock site off promontory near cove,  
Park & launch across river, tributary right of island

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