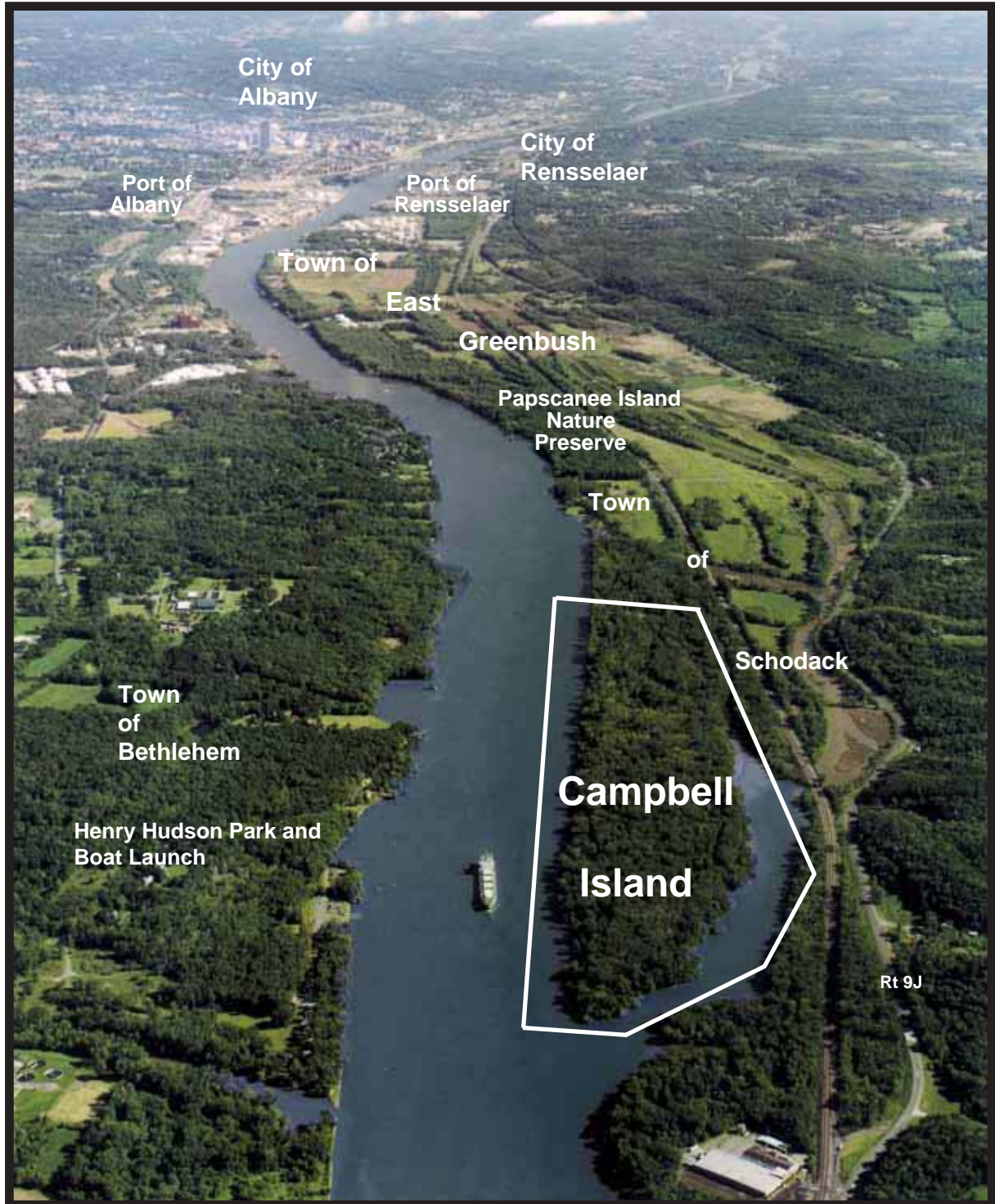


DISCOVER
Campbell Island on the Hudson!
WHERE RIVERFRONT DREAMS CAN COME TRUE



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, Town of Bethlehem west. White line indicates available parcel boundaries totaling over 91 private acres. A 72-acre NYS OGS parcel is directly north.

www.hudsonriverland.com

Welcome to Campbell Island on the Hudson River!

visit www.hudsonriverland.com

A little known treasure on one of the world's most beautiful and historic rivers, Campbell Island on the Hudson is in upstate NY, in the Town of Schodack, Rensselaer County, off Rt. 9J. Over 91 acres of private land are available with rare underwater rights and scenic views, directly adjacent to 72+ acres of state land, totaling more than a mile along the riverfront.

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 three hours from New York City, Boston, and Montreal and minutes to the Papscaanee Island Nature Preserve and Castleton State Island Park, Campbell is a chance for 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, birdwatching, camping, cross-country skiing. Ideal for a sustainable approach.

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 to build a panoramic private retreat or a picturesque village where riverfront dreams can come true!

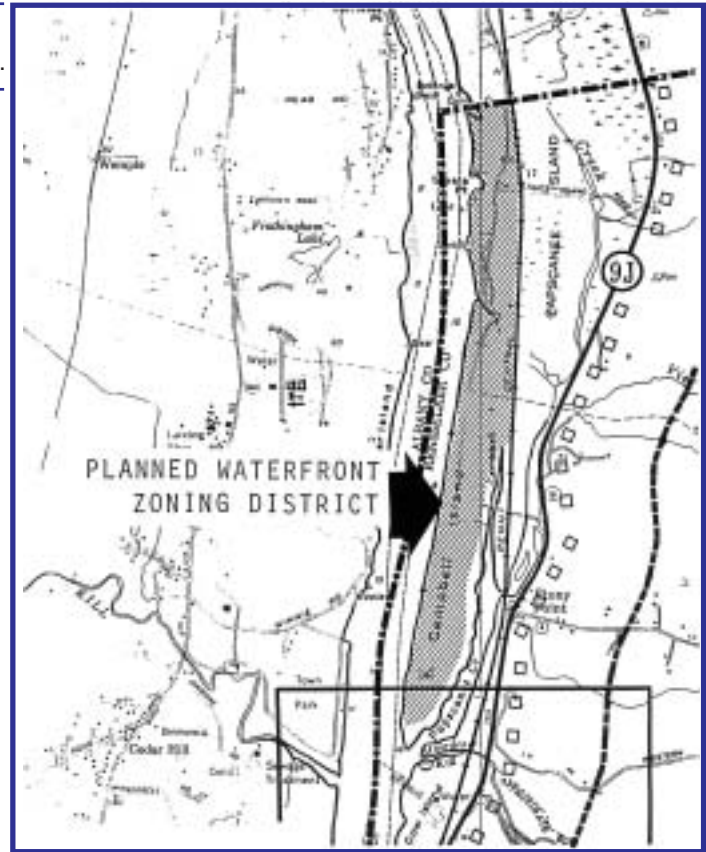
Contact owner at 518.477.6618 to discuss and arrange a visit. Expect to be delighted.



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 nearly 5,000 feet along the Hudson, next to 3,000 feet of NY state land; its eastern shore lies along the Papscaenee Creek. 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 >



