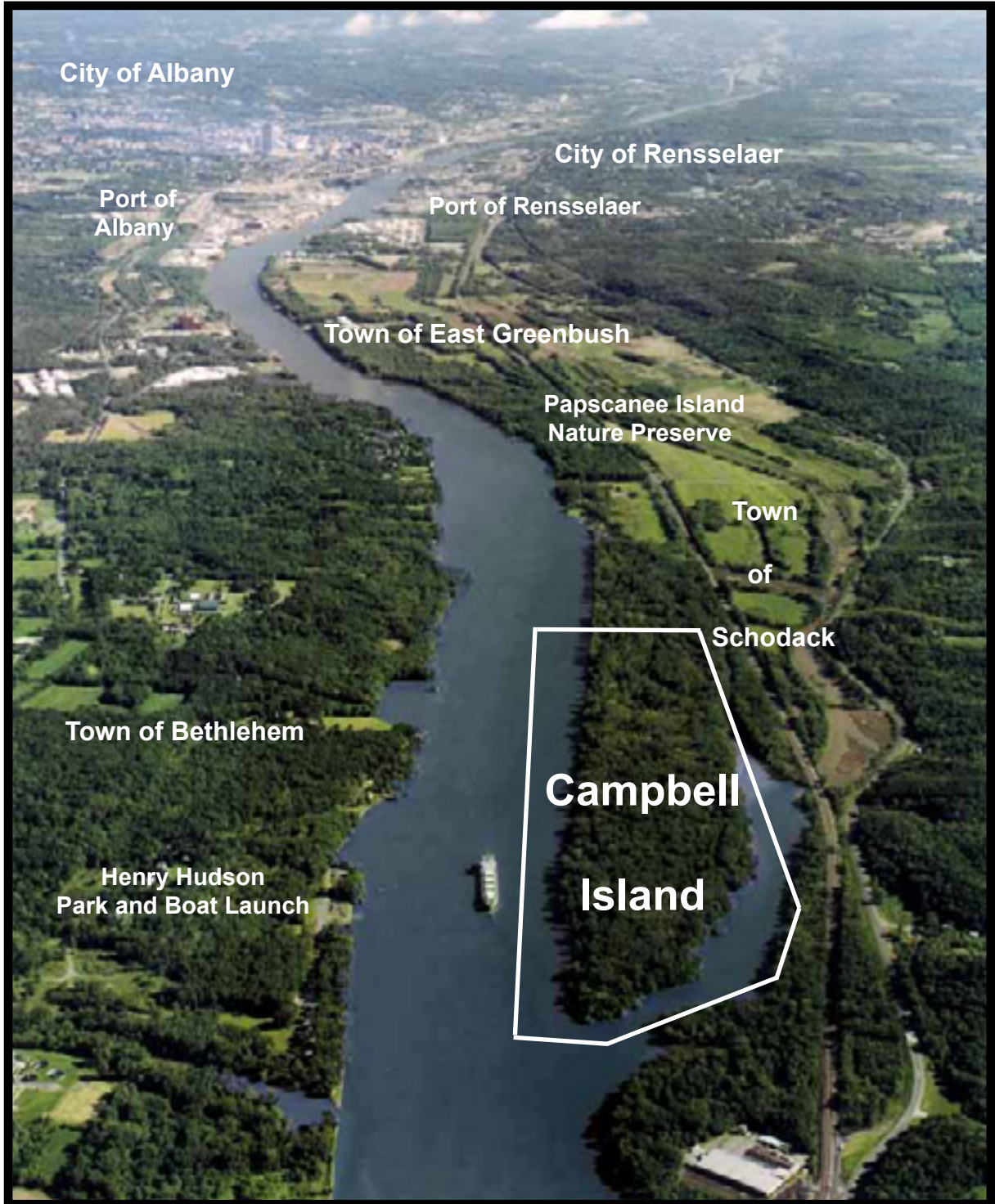


DISCOVER

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 Papscanee Creek to the east, the City of Albany to the north, the Town of Bethlehem west. White line indicates available parcel boundaries totaling 97 acres with 4750 feet along the river. A 72-acre NYS OGS parcel is directly adjacent to the north with 3000 feet on the river.

www.hudsonriverland.com

Welcome to Campbell Island on the Hudson River!

A still to be discovered treasure on one of the world's most historic and beautiful rivers, Campbell Island on the Hudson is in upstate New York, in the Town of Scho-dack, Rensselaer County, off Route 9J, six miles south of Albany.

Ninety seven acres are available with rare underwater rights and scenic views, adjacent to 72+ acres of state land, totaling more than a mile along the river's edge

The largest, nearly pristine Hudson riverfront parcel in New York State, Campbell is the perfect place for waterfront adventures, recreation, and watching the world float by on the longest deep water port in the world.

Close to civilization, 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.

In the Capital Region, Campbell Island is near 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 Papscaene Island Nature Preserve and Schodack State Island Park, Campbell could be a secluded haven with freedom and privacy or a mecca for visitors from near and far.

Buildable by New York Department of State regulations, Campbell Island is perfect for a retreat, family or corporate compound, recreational pursuits, training or meeting purposes.

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 more than 400 years after the river's discovery by Europeans.

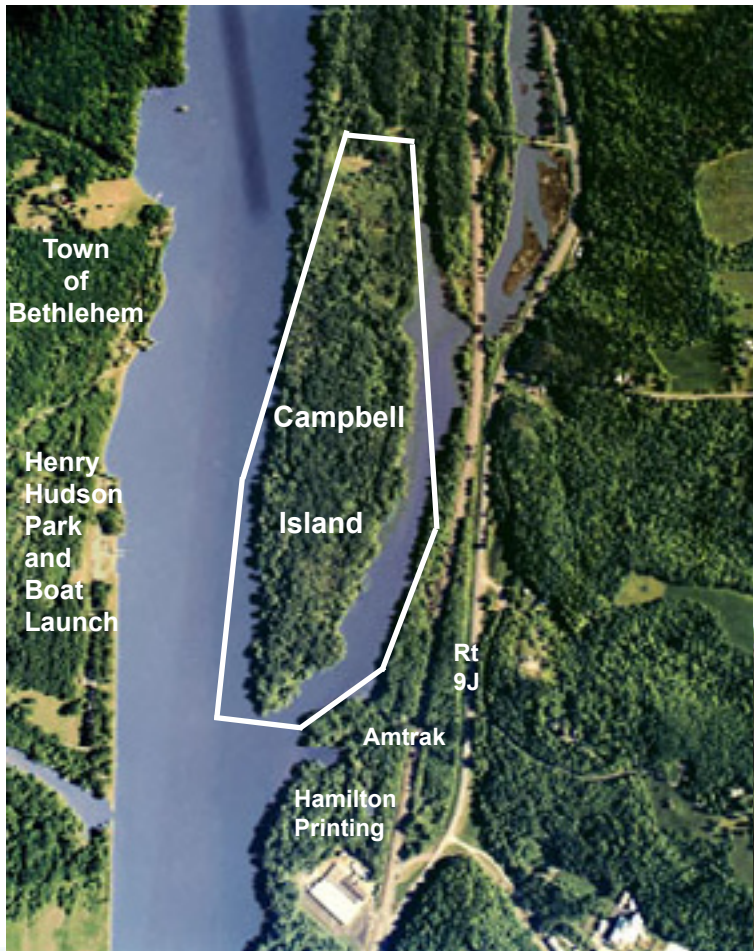
Find out more about this once in a lifetime opportunity where riverfront dreams can come true.

Contact owner at 518.477.6618 to discuss and to arrange a visit.

Expect to be delighted!



View of Bethlehem town park and boat launch from Campbell Cove



Papscanee Creek runs along Campbell Island's eastern shore



^ Overhead view and Winter view from Campbell Island south to Schodack Island State Park

Campbell is an island-peninsula whose western shore runs over a mile along the Hudson; its eastern shore lies on the Papscanee Creek leading to the Papscanee Island Nature Preserve off Route 9J. Access is by foot, water and air. Boat launches are nearby including directly across the river, one mile south at the state park, and in Albany. Wildlife and flowers abound in deep woods with trails, while sandy beaches grace the shore.

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 >



