

FLAGSTAFF MOUNTAIN FOREST

**Situated in the Adirondacks' scenic Ausable River Valley,
this versatile recreational woodlot offers meadows,
stream frontage, beaver ponds, and home site opportunities.**



**295 Acres
Chesterfield, Essex County, New York**

Price: \$199,000

OVERVIEW

The 295-acre Flagstaff Mountain Forest is a versatile, large-acreage recreational property situated in the northern Adirondack town of Chesterfield, New York.

Here are four key highlights about this property that we think make it a must-see:

- 1) Close proximity to the Adirondack Northway Exit 34 at Keeseville, making it a convenient location with easy weekend travel to and from Plattsburgh, New York, Montreal, Quebec and Burlington, Vermont
- 2) Good access from paved, year-round road frontage on Auger Lake Road, which makes it a strong candidate for future home site options. For buyers seeking additional seclusion, a gated, deeded right-of-way connects to a private, off-grid cabin envelope tucked well within the heart of the land.
- 3) Gentle terrain, timber, meadows, year round stream frontage, large acreage home site potential, privacy and hunting – it offers a little bit of everything.
- 4) Professionally managed timber with a quality oak and white pine timber resource that is poised for steady value growth for the next owners, making this not only a compelling recreational property but also a financially viable investment.



This multi-purpose property has several nice potential building sites

Gentle terrain, timber, meadows, year-round stream frontage, large-acreage home site potential, space to forage for wild foods and berries, privacy and hunting – this property offers a little bit of everything.

LOCATION

The property is located in New York's northern Adirondack region, which is one of the eastern United States' greatest wilderness destinations. It is located within an easy 10-minute drive of Interstate 87, Exit 34 just outside the village of Keeseville. The surrounding neighborhood offers a mix of rural residences, seasonal cottages, and classic Adirondack pine and hardwood-covered forests which carpet the rolling foothills that overlook Lake Champlain.

Keeseville (population 1,800) offers gas and grocery stops and dining options. The nearby Port Kent Ferry links the Adirondack shoreline of Lake Champlain to Burlington. It is an 30-minute ride during the summer months.

Whiteface Mountain and Lake Placid, one of the Adirondacks premier four-season vacation towns, is within an hour's reach of the property via Routes 9N and 86.



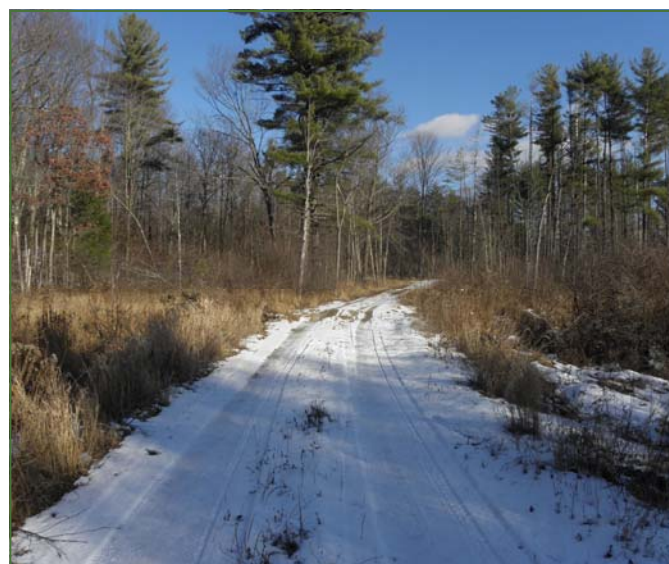
Long, paved road frontage provides many access options into the property.

ACCESS/BOUNDARIES

Access is gained by 1,350' of paved road frontage along Auger Lake Road. The terrain along the road frontage is gently sloping and suitable for future home site or weekend cabin development.

A second point of access consists of a gated right-of-way reaching into the northeastern corner of the property. Referred to as Frazer Road on Google maps, this private seasonal jeep trail is gated and runs approximately 2,000' to a level meadow in the heart of the land along Mud Brook. With a couple of culvert upgrades, it could provide easy 3-season drivable access to a private meadow where an old homestead was once located and a new home or camp could be sited.

Directions – From the Adirondack Northway Exit 33, go north on Route 9 toward Keeseville for roughly 4 miles. Take a left on Auger Lake Road and travel for 2.5 miles. The property will be on the right.



A private right-of-way provides access to the heart of the property.

SITE DESCRIPTION

If you are seeking Adirondack acreage for timber investment, homesteading, hunting, snowmobiling, ATV riding, wildlife management or weekend getaways, then Flagstaff should be on your radar screen. This versatile property has a diverse suite of amenities that are sought out by many recreational land buyers, including a nice stream, a scenic beaver pond, wild apple trees and meadows that can be brush hogged back into actively managed wildlife and view shed clearings.

The property is situated within a gently sloping, east-facing bowl tucked just south of the summit of Flagstaff Mountain, for which the property is named. It has several interesting land features, including well-drained upland hardwood sites, scenic hemlock forests, towering pines, and Mud Brook, a year-round mountain stream whose headwaters flow through the property and create 2-3 beaver pond sanctuaries.

There are numerous forestry trails with great access throughout the property to explore with ATVs, cross country skis, snowmobiles or afoot.



One of a series of scenic beaver meadows along Mud Brook.



A scenic meadow that can serve as a cabin site or food plot location for wildlife

TIMBER

Flagstaff Mountain's forest component is a versatile long-term resource which can be managed for wildlife, recreation, open space and forest management. Species composition is made up of red and white oak, white pine, the birches, hemlock, aspen, beech and ash. A 2010 thinning of its mixed oak-white pine forest was managed under the supervision of Fountains Forestry and there is going to be a lot of wood on this property in fifteen years. It is perfectly suited for a long term buyer who is thinking of acquiring a nice recreational property and a smart land investment, which will steadily appreciate in value over time and can be eventually passed down to their heirs.

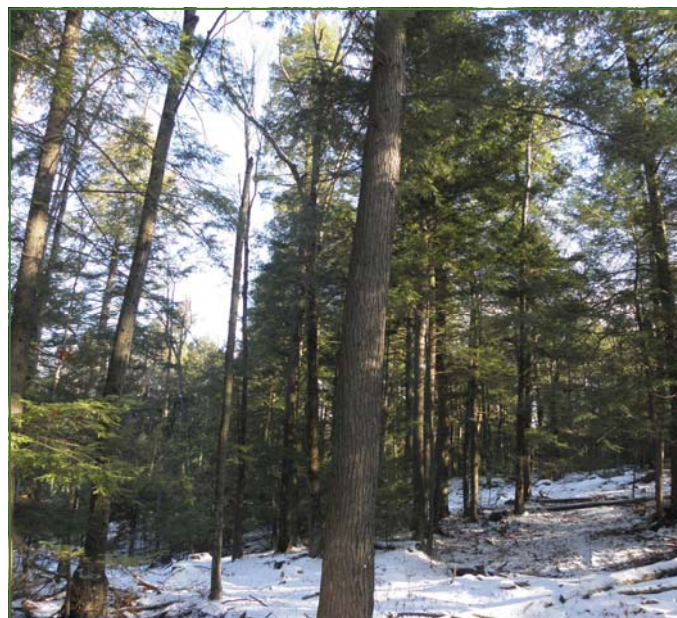
The most recent forestry harvests were conducted in 2010 and 2012. The 2010 harvest spanned 60 acres along Auger Lake Road frontage up to Mud Brook. This thinning focused on residual stem quality, asset appreciation and enhanced growth. Approximately 2.5 MBF/acre of oak, pine, aspen and pallet grade logs were removed, with pulpwood yields of approximately 7.5 cords per acre. There are a lot of beautiful small and medium-sized sawlog red oak stems in this part of the forest that can now achieve optimum value growth over the coming decade. Stocking is at or near the B line .

The 2012 harvest covered much of the remaining 200 acres of commercial forest. Many financially mature white pines and hardwood stems were harvested. Residual stocking is slightly lower than the 2010 harvest, but there are numerous small and medium-sized white pine and hardwood stems on site and growing well into the future.

Along with woodlot investment opportunities, a forest like this hosts a whole suite of benefits to the landowners. Clean water, foraging opportunities for berries and wild foods, acorn production for deer and turkeys, time well spent with your friends and family, hiking opportunities—all of these are direct benefits to owning a nice, multiple-use property like Flagstaff Mountain Forest.



A quality long term oak resource solidifies the long term investment value of this property, providing for both growth opportunities and future income.



A well-managed pine and hemlock forest

PROPERTY TAXES

Annual property taxes in 2015-16 were \$5,581. The property **IS NOT** enrolled in New York State's Real Property Tax Law 480-A, which could significantly reduce the annual tax burden. The property is listed as Town of Chesterfield Tax Map 9.2-1-3. Deed information can be found in the Essex County Clerk's Office Deed Book 854 page 111. APA Zoning is a mix of Rural Use (8.5-acre zoning) along the road frontage and Resource Management (42-acre zoning) in the back.

Fountains Land 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.

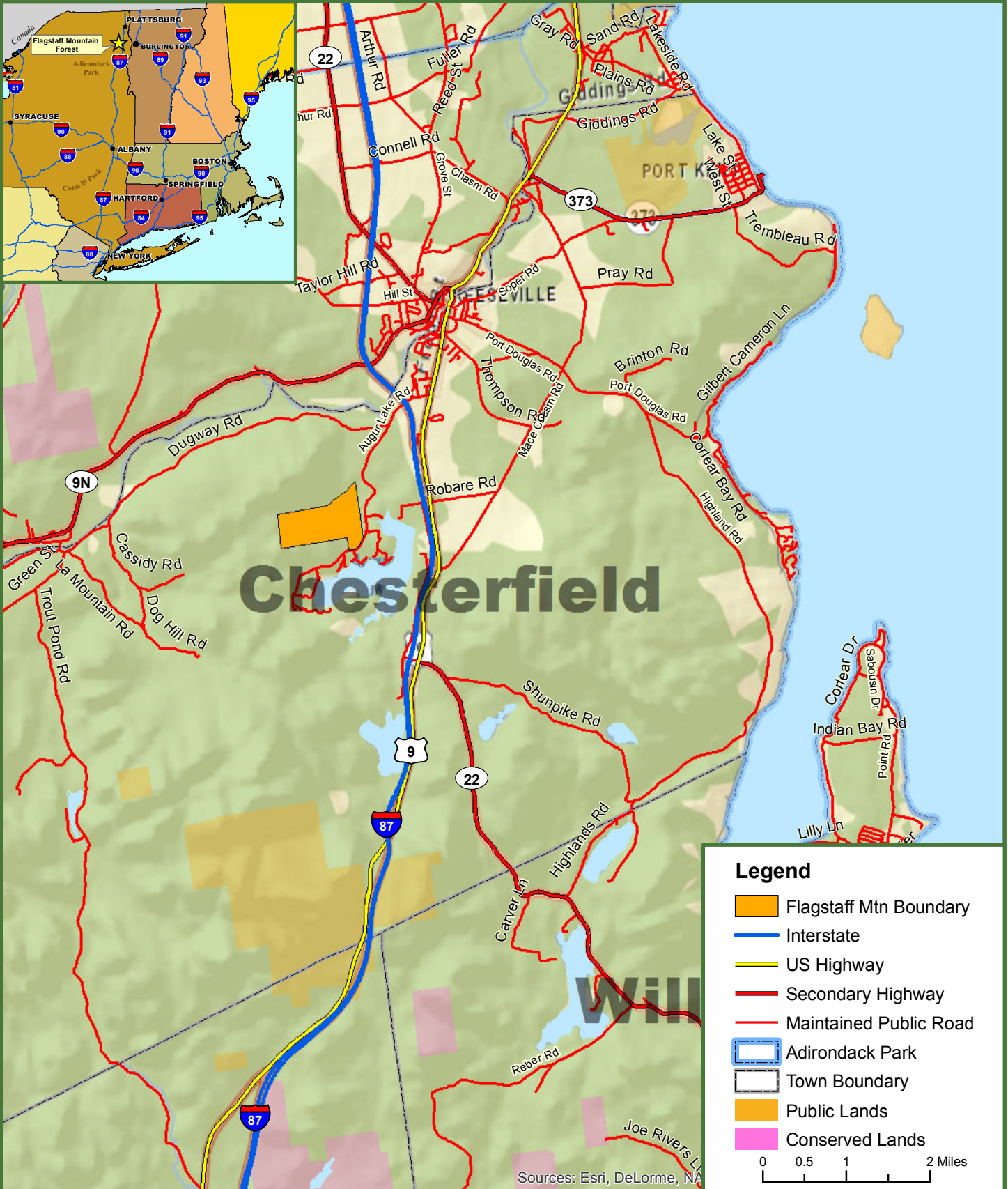


Locus Map Flagstaff Mountain Forest

295 Tax Acres
Chesterfield, Essex County, NY



**Fountains
Land**
AN F&W COMPANY





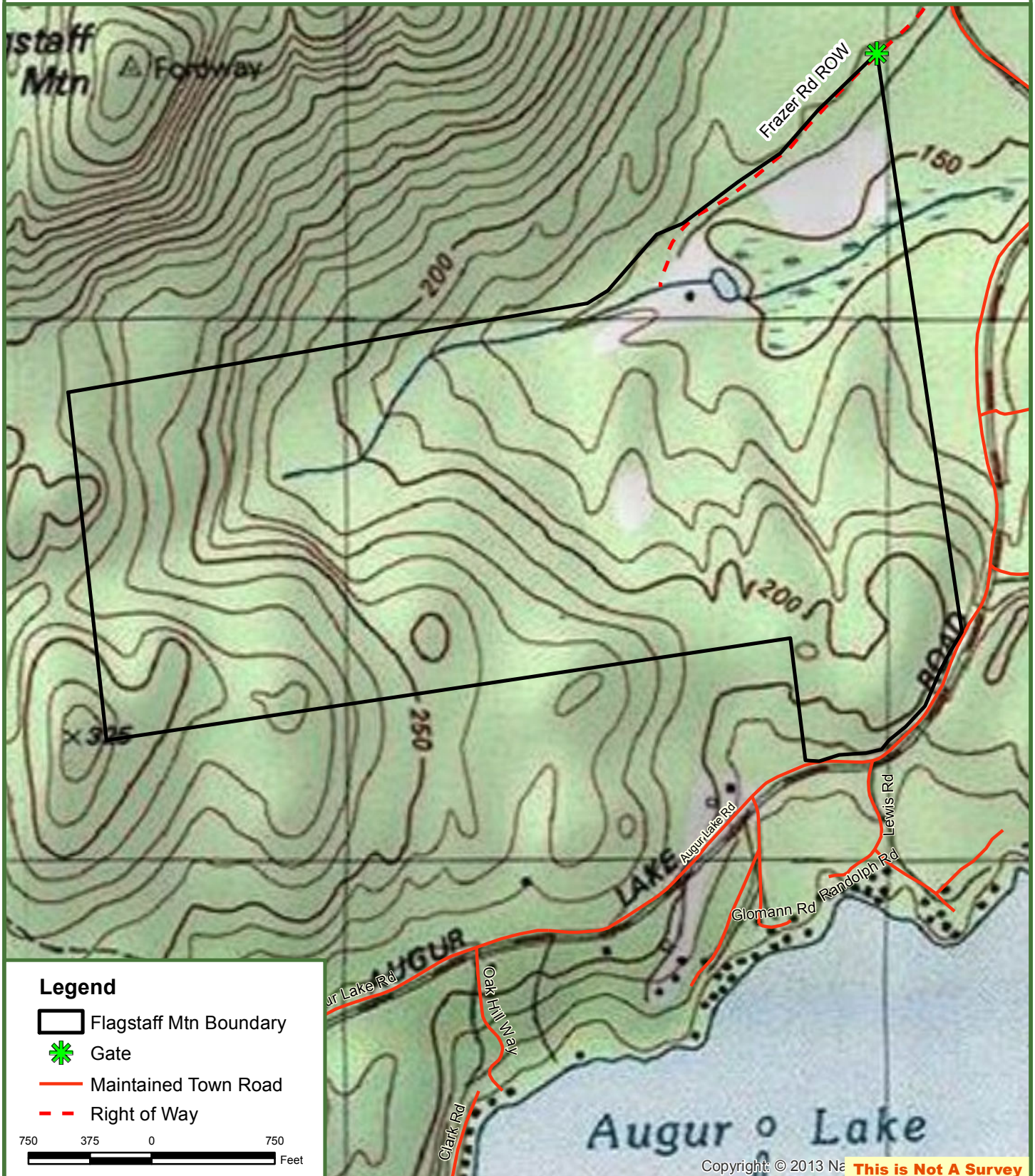
Flagstaff Mountain Forest

295 Tax Acres

Chesterfield, Essex County, VT



**Fountains
Land**
AN F&W COMPANY



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



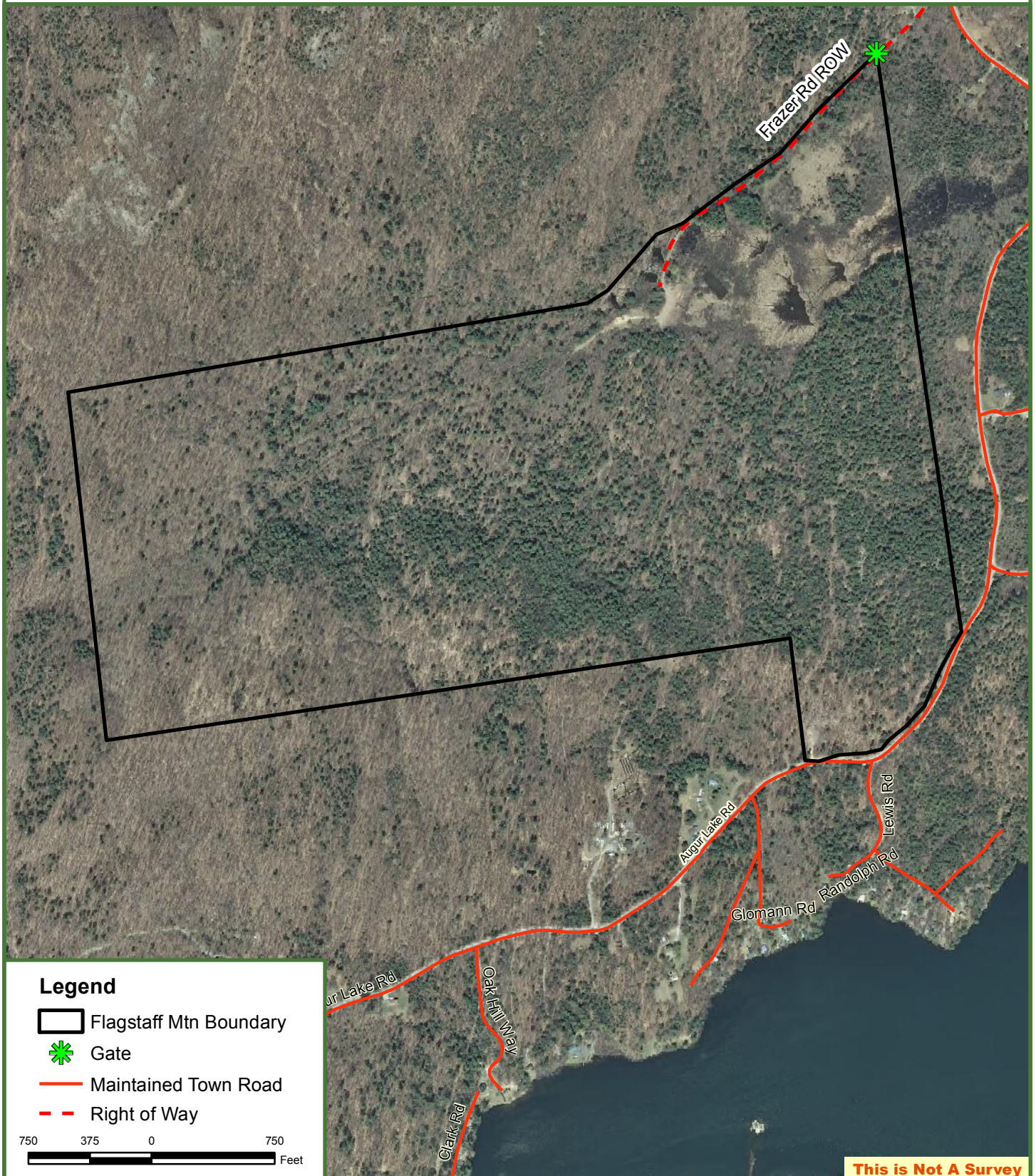
Flagstaff Mountain Forest

295 Tax Acres

Chesterfield, Essex County, VT



**Fountains
Land**
AN F&W COMPANY



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



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers and sellers of property to advise the potential buyers and sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales associates.

Throughout the transaction you may receive more than one disclosure form. The law requires each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interest. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this

by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between

the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real

estate. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer’s agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller’s agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation.

This form was provided to me by Todd Waldron (print name of licensee) of Fountains Land
(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- ☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)
- ☒ Seller’s agent

☐ Buyer’s agent
- ☐ Broker’s agent

☐ Broker’s agent
- ☐ Dual agent
- ☐ Dual agent with designated sales agent

If dual agent with designated sales agents is checked: _____ is appointed to represent the buyer;
and _____ is appointed to represent the seller in this transaction.

I/We _____ acknowledge receipt of a copy of this disclosure form:
signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____