

fountains

PLEASANT BROOK FOREST

A mile of frontage on a northern Adirondack stream, a rustic camp, an extensive road and trail network, and long-term maple and birch timber highlight this property.



718 Acres
Brandon and Santa Clara, Franklin County, New York

Price: \$369,000

OVERVIEW

Fountains is pleased to introduce the 718-acre Pleasant Brook Forest, a private and secluded recreational timber property tucked away in the Northern Adirondack towns of Brandon and Santa Clara. The current ownership has held this property in their family for 30 years; now it is time to start a new stewardship legacy here.

Highlights include:

- A well-appointed, off-grid hunting cabin tucked away in the center of the property. It can serve as a turn-key basecamp for weekend retreats or can support future hunting lease opportunities.
- A remote, quiet setting in the northern Adirondacks for those seeking solitude and respite from the daily grind. However, the property is still within 30-40 minutes of regional population centers like Potsdam, Massena and Malone.
- A long term, recently thinned maple, birch and cherry timber resource that is perfectly positioned for volume and value growth over the coming years.
- Over a mile and a quarter of scenic stream frontage along Pleasant Brook, an attractive tributary of the nearby St Regis East Branch.
- A majority of the property (668 acres) rests outside the Adirondack Park's Blue line, and thus falls outside the Park Agency's jurisdiction, a key consideration for future cabin or cottage building options.



Pleasant Brook Forest includes this simple off-grid camp set privately in the center of the property.

LOCATION

Pleasant Brook Forest is located in a quiet corner of the northern Adirondacks just north of the St Regis River East Branch corridor and five or six miles upstream from the nearby St Regis Falls. This scenic landscape lies along the transition line between heavily blanketed Adirondack forests to the south and the rolling St. Lawrence Valley to the north and west. The surrounding neighborhood is tucked away in an idyllic forested setting of rolling hardwood ridges and spruce/fir forests, with the neighboring ownership patterns representing a patchwork of hunting camps, seasonal camps, forever wild public lands and working private forests.

Potsdam (population 17,000) is the regional educational hub of northern New York and is 28 miles west of the property. Malone (5,900) lies 20 miles to the north, while Massena (10,800) is 30 miles northwest along the St. Lawrence Seaway. Lake Placid, one of the Adirondack's most popular four-season resort towns, is within an hour's drive of the property.



Most of the property lies just outside the northern edge of the vast Adirondack Park, in a secluded and picturesque wilderness setting.

ACCESS

Access is gained via 1,375' of frontage along Red Tavern Road (CR 14), which runs along the property's southern boundary. Red Tavern Road is the four-season artery linking the property both to Route 30 and to the Nicholville/Parishville region to the west. There is also 800' of frontage along Everton Road (town maintained) in this same vicinity.

From Everton Road, there is 5700' of frontage along the private, gated Eddy Road, which is the main entrance into the property. It was graveled in 2009 and used as a hauling road during the last timber thinning. Eddy Road runs northward for three quarters of a mile to the main hunting camp, broadly paralleling Pleasant Brook along the way. The crossing at Pleasant Brook just north of the camp has been flooded by beavers, so there is currently no practical vehicle access from the south beyond that point.

There are numerous forestry trails feathering out into the heart of the property, providing easy access to hiking, ATV use, mountain biking, and hunting.

An extensive snowmobile trail system managed by the Moira Trail Breakers lies just east of the property via Everton Road. This trail eventually ties into Reynoldston Road just north of the property and links to a vast trail network to the north and west.

Directions – From Route 30 (17 miles north of Paul Smiths), go west on County Route 14, which is known locally as Red Tavern Road, for 9.8 miles. The property will be on the right beginning at the intersection of Everton Road and CR 14. Take Everton Road for one tenth mile and note the gate on the left. Please contact Herb Boyce (518 946-7040), Licensed Salesperson with Fountains Land, to schedule a showing.

This beaver meadow is part of Pleasant Brook as it flows through the property. This rich ecosystem is home to a wide variety of wildlife.



Eddy Road is the main access to the property and leads straight to the cabin.



SITE DESCRIPTION

For those seeking a large recreational property for snowmobiling, ATV riding, hunting, fishing, and weekend getaways, Pleasant Brook Forest is worth a look. The property spans over a square mile of northern Adirondack forest and has a little bit of everything – a stream, a cabin, a good road system, and a diverse mix of habitat and woodlot opportunities. Pleasant Brook has been in the current owners' family for three decades and is now ready for its next stewardship legacy.

The property is named after Pleasant Brook, a tributary of the nearby East Branch St Regis River. Pleasant Brook meanders slowly southward for over a mile through a beautiful boreal backdrop of open beaver meadows, willows, alders and spire-topped spruce and fir forests. The stream itself ranges from 20-100' wide, while its surrounding riparian marsh habitat ranges from 100 to nearly 300 yards wide in the southeastern corner of the property. This is a beautiful setting as well as a rich ecosystem which supports a variety of wildlife and bird species, including deer, beaver, muskrat, ducks, and geese.

Rolling hardwood ridges make up most of the upland acreage on the western two thirds of the property. This area has a good network of trails and great deer and grouse habitat. We noticed several deer and grouse tracks crossing back and forth along Eddy Road during our recent site visit. Many areas throughout the woods have good visibility and long shooting lanes that will be welcomed by deer hunting enthusiasts.

The property is outfitted with two rustic hunting camps and a vacant structure near the gravel pit at the south end of Eddy Road. The main cabin, situated centrally within the property on an overlook above the Pleasant Brook flow, appears ready for off-grid weekend retreats. There's a woodstove, gas cooking stove, bunks, a front porch overlooking the surrounding valley, and an open floor plan that can comfortably sleep 4-5 people.

The second camp is situated in the southwest corner of the property near Red Tavern Road and doesn't appear to have been occupied in many years. It is also outfitted simply and, with work, could be retro-fitted to serve as a second camp building.



The majority of the property is upland hardwood ridges which are interwoven with trails and plentiful sign of game.



This off grid cabin serves as a turn-key, recreational retreat for weekend getaways in the woods.



TIMBER

Pleasant Brook's forest component is truly a multiple use resource which can be managed for wildlife, recreation, open space and long term forest management. The northern hardwood and spruce/fir timber has been managed under the supervision of a forester and there is going to be a lot of wood on this property in fifteen to twenty years. It is perfectly suited for a long-term buyer who is thinking about acquiring a nice recreational property and smart land investment that can be eventually passed down to their children.

Species composition is made up of sugar and red maples, the birches, cherry, ash, beech and spruce/fir.

The most recent thinning was conducted from 2009 to 2012, focusing on the improvement of residual stem quality, species mix and spacing. Approximately 356 acres were thinned at that time, with 169 commercial acres remaining fully stocked and harvest ready for the next ownership. The northern hardwood stands include mostly pole and small sawtimber-sized stems, 60-70 square feet of basal area, with a good mix of maple and birch.



The recently thinned and professionally managed forest will be well stocked in the coming decades.

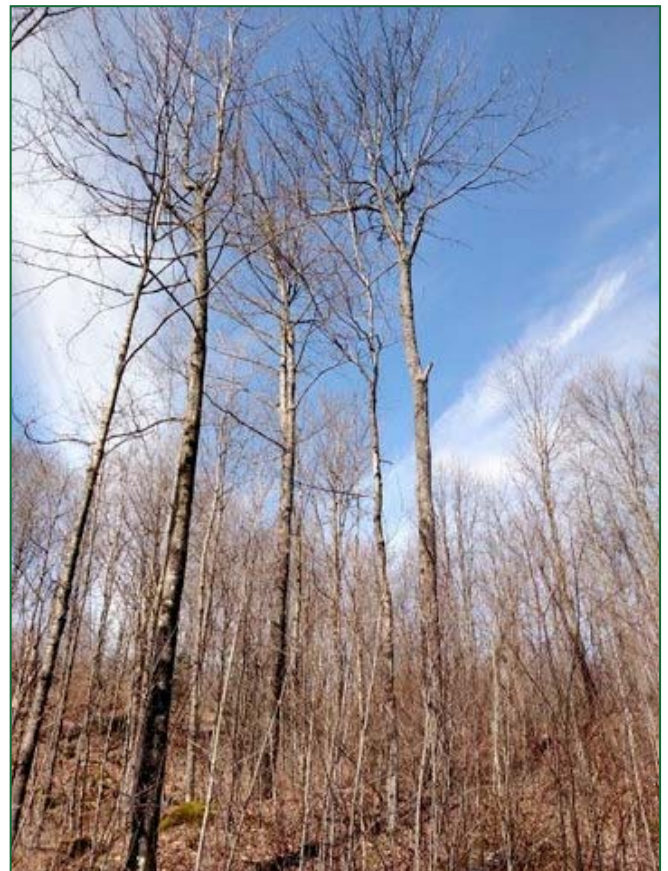
TAXES, TITLE AND ZONING

Annual property taxes in 2015 were \$6,860. 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 Brandon Tax parcels 210.1-1, 210.-1-2 and Town of Santa Clara parcel 210.-3-2. Deed information can be found in the Franklin County Clerk's Office in Book 1004, Page 72 and Book 1446, Page 273.

Boundaries in the field were in good shape along CR 14 and were discernable as red or blue paint.

APA Zoning for the 50-acre Santa Clara parcel is Resource Management, allowing for 42 acres per principle structure. The two Brandon parcels are located just outside of the Adirondack Park Blue Line.

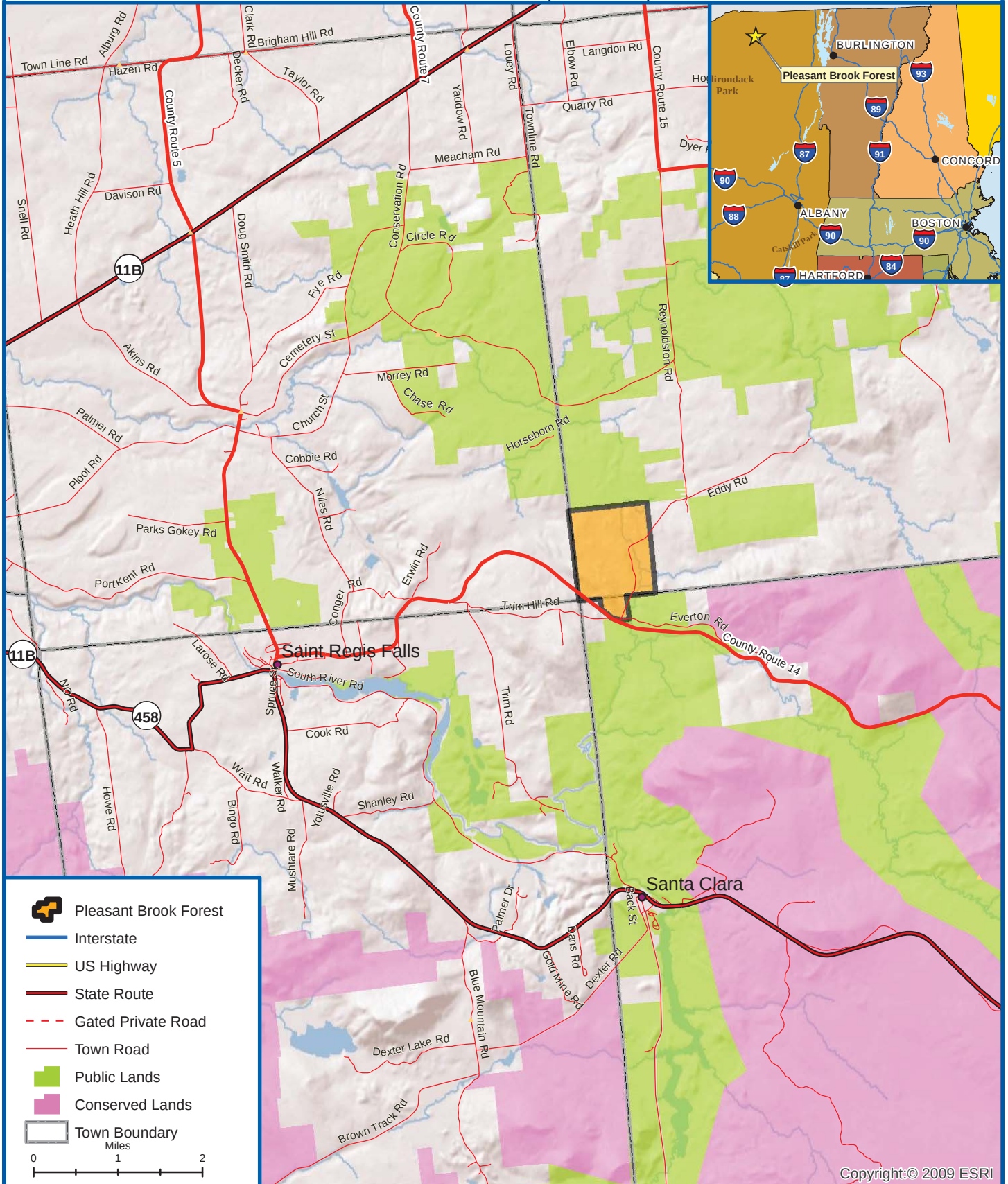


Mineral and ore rights are reserved on lot #210.-1-1 (534 acres) in a previous deed.

Fountains Land Inc. 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
Pleasant Brook Forest
718 Tax Acres
Brandon & Santa Clara, Franklin, NY

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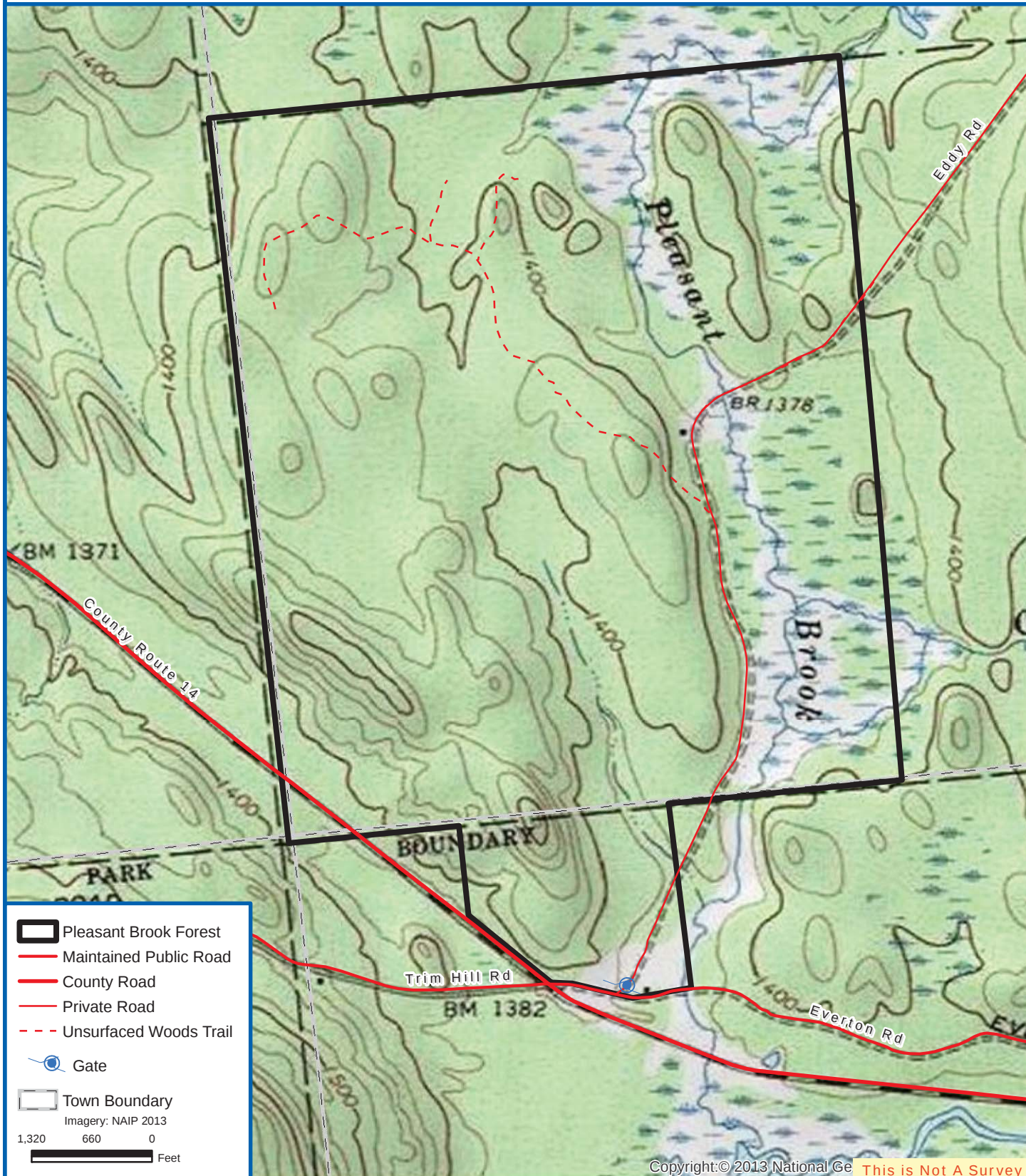


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718 Tax Acres

Brandon & Santa Clara, Franklin, NY



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

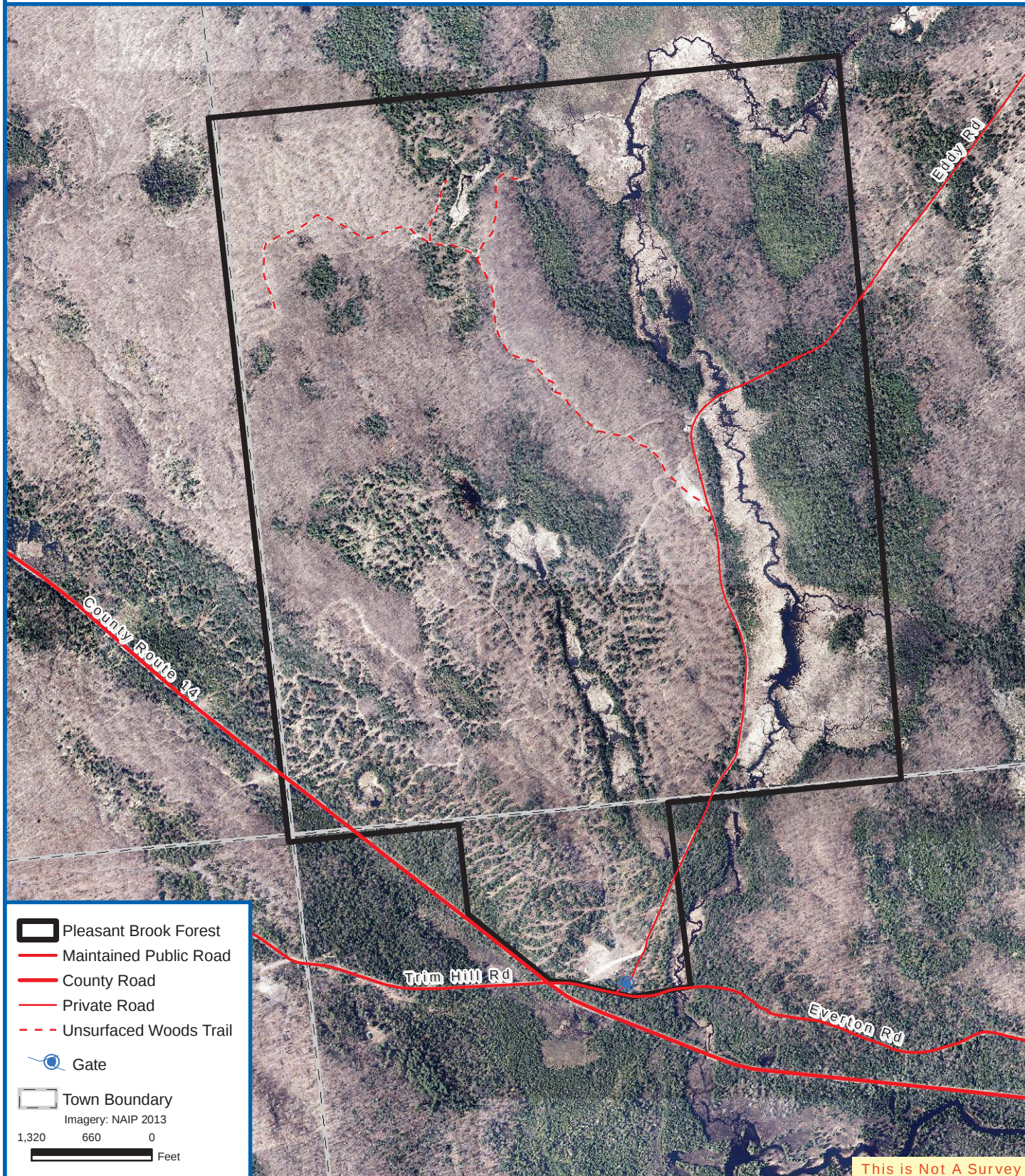


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New York State
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New York State Disclosure Form for Buyer and Seller

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: _____