

POKE-O-MOONSHINE FOREST

A conveniently located North Country recreational and timber investment property just south of the iconic Poke-O-Moonshine Mountain.



326 Acres
Lewis, Essex County, New York

Price: \$239,000

OVERVIEW

Fountains is pleased to introduce the 326-acre Poke-O-Moonshine Forest, a classic recreational and timber property located close to the Adirondack Northway in the town of Lewis, New York. Highlights of the property include:

- Excellent Access and Close Proximity to the Northway** – Whether your interest is a weekend recreational retreat or a timberland investment, Poke-O-Moonshine's half mile of paved, four-season frontage on State Route 9 and close distance to Interstate 87 provide for great access. This translates into easy weekend commutes from home and cost-effective transportation of logs, pulpwood, firewood and fuel chips to New York and Canadian markets.
- Low Holding Costs** – The property is enrolled in the New York 480a tax program and last year's property taxes were only \$1,481. If you're buying for forestland investment purposes, a recreational hunting lease in the future could likely cover these costs. If you're buying for weekend personal use, the taxes are quite reasonable for this much acreage.
- Red Oak and White Pine Timber is Ideally Suited for Value Growth** – Fountains Land's recent site inspection revealed a well-stocked red oak, white pine and hardwood resource with diameter distribution falling heavily in the large pole/small sawtimber classes, providing steady annual biological growth and classic value shift opportunities over the coming decade.

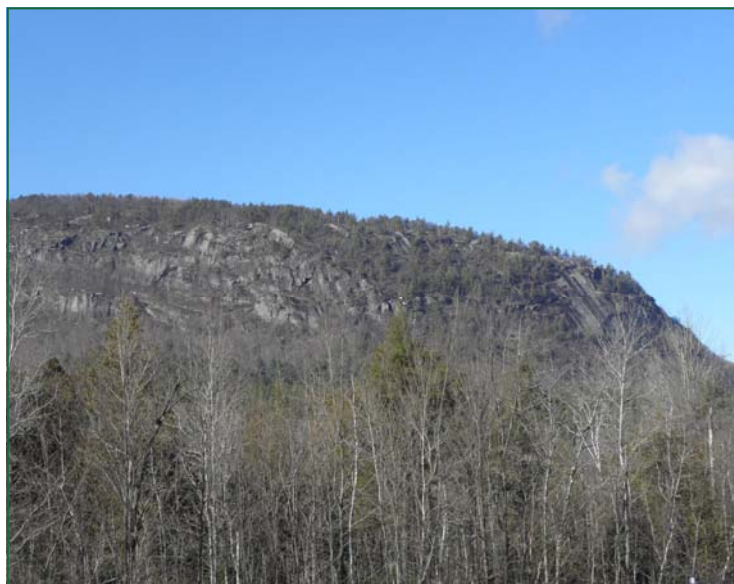


The property can serve equally well as a recreational getaway or a timber investment.

LOCATION

The property is located one and a half miles south of Poke-O-Moonshine Mountain, a prominent peak with an easily recognizable, sheer granite face that stretches high over the surrounding landscape. This is a well-known landmark and is broadly considered the gateway to the High Peaks region from the Plattsburgh area.

People have been drawn to Poke-O-Moonshine Mountain for centuries. The Algonquins called the big mountain "Poquhis moosie", which translates to "place of the broken smooth rocks". For the Algonquin, the mountain was an iconic landmark, a natural travel funnel and a place of diplomatic gathering. Whether you're seeing its big granite face stretched high over the surrounding valley for the first time or the fiftieth, it repeatedly leaves an impression on its visitors.



The sheer granite face of Poke-O-Moonshine Mountain, located 1.5 miles north of the property, is as much a compelling draw today as it was for the Native Americans.

LOCATION (continued)

Today, Poke-O-Moonshine Mountain is known for its incredible rock and ice climbing opportunities, peregrine falcons, and its historic fire tower. It's an easy 1.5-mile drive up Route 9 from the property to the state trailhead. From there, a moderate 2.5-mile hike brings you to the fire tower where commanding views of Lake Champlain, Lyon Mountain and Whiteface can be enjoyed.

The nearest community to the property is Keeseville, 9 miles to the north along I-87. Plattsburgh (population 20,000) is 30 miles to the north and is considered the major employment and retail hub for this region. A 1.5-hour drive takes you to Montreal to the north or to Burlington, Vermont, to the east across Lake Champlain. New York City and Boston are 5.5 hours south and east, respectively.



Route 9 wraps around Poke-O-Moonshine Mountain just to the north, as well as fronting the property for 2,700'.

ACCESS

Access is gained by 2,700' of paved, year-round road frontage along State Route 9, a major travel artery connecting the surrounding neighborhood to both the Lewis and Keeseville exits along the Adirondack Northway. From Route 9, a well-maintained, gated, private gravel road extends into the heart of the land before eventually exiting on the property's western boundary. This road is well-built and can support SUV and high-clearance passenger vehicle traffic along with log truck traffic associated with periodic forest thinning. There are several nice hunting cabin or weekend cottage envelopes along this road, with privacy and localized views of the surrounding Adirondack forests. This gated, woods road serves as the main entry point for the owner of Poke-O-Moonshine Forest, as well as serving as a right-of-way for the neighboring property to the west.



This forest road provides great access into and through the property and offers several appealing cabin spots along its length.

SITE DESCRIPTION

The property lies in a gently sloping bowl situated just south of the famed mountain. The land slopes from west to east, so the terrain along the access road climbs gradually higher as you travel into the property. Site attributes include a scenic, year-round stream, localized mountain views to the north, several private locations for a future camp, and a half square mile of cover and food for whitetail deer, turkeys, and a host of non-game species. One of the highlights of Fountains Land's recent site inspection was finding a set of fresh red fox tracks which followed the forest road for several hundred feet before continuing into the nearby woods. Soils are generally well-drained till types which are well suited to white pine and red oak timber productivity.

TIMBER

Poke-O-Moonshine's productive working forest resource is highlighted by a red oak, white pine and northern hardwood timber resource that can be managed for a variety of ownership objectives. 94% (307 acres) of the property is commercially viable while the remaining 19 acres are a combination of roads, water, non-commercial wetlands and steep/inaccessible ground.

Species mix is driven by red oak and white pine, each of which represent about 20% of the total stocking. Other key species include red maple, sugar maple, yellow birch, aspen, hemlock, cedar and spruce. Regional low-grade markets include International Paper in Ticonderoga and Finch Pruyn in Glens Falls, both of which are within easy trucking distance via the Adirondack Northway. White pine logs tend to go to Quebec, while hardwood logs may reach any one of several dozen mills throughout the greater Adirondack and western New England wood basket.

The most recent timber harvesting activity occurred in 2006, when most of the acreage was either thinned or received a second stage shelterwood treatment to encourage new forest regeneration. Residual overstory stocking is generally at B-C levels, with most white pine stems in the small to medium sawtimber size class and most oak and hardwood stems in the large pole to small sawlog distribution. The property's fifteen-year 480a plan has no scheduled cuttings through 2031; forest regeneration is coming in well. Based upon the 2008 480a inventory, Fountains Land's rough estimate of Capital Timber Value is around \$500/acre. Please contact Fountains for more information or to receive a copy of the 480a plan.



A 2006 harvest included shelterwood treatments like this one where regeneration is now well-established.



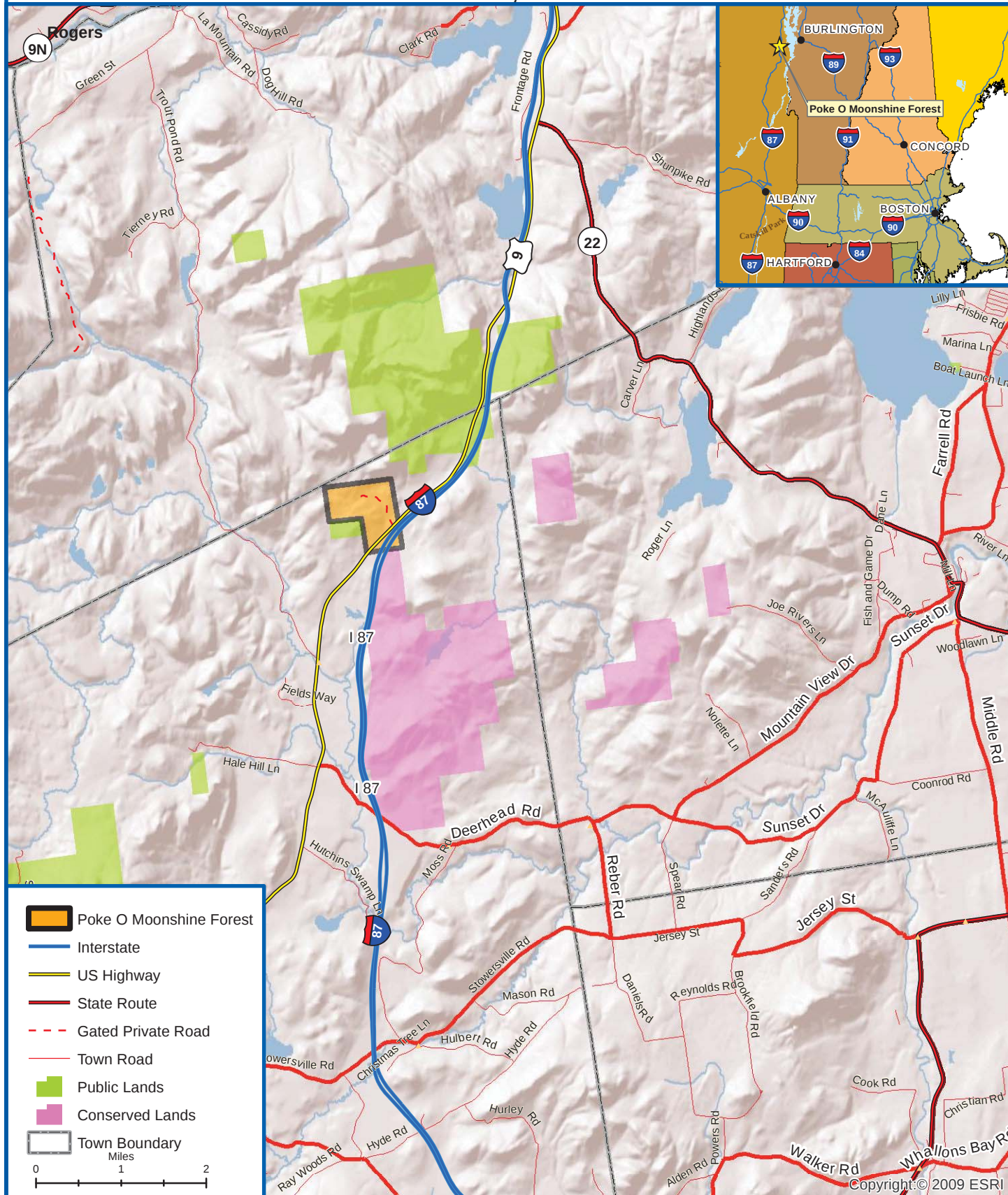
A brook and this small wetland pond provide habitat diversity, leading to varied hunting opportunities for deer, turkeys, grouse and other small game.

TAXES, TITLE and ZONING

Annual property taxes in 2015 were \$1,481. The property IS enrolled in New York State's Real Property Tax Law 480-A, which significantly reduces the annual tax burden. The property is listed as Town of Lewis tax parcels 29.2-1-2, 3 and 4. Deed information can be found in the Essex County Clerk's Office Deed Book 1004 Page 72 and Book 1426 Page 144. APA Zoning is Resource Management which allows for an average lot size of 42 acres per principle structure. The current New York 480a enrollment's minimum lot size is 50 acres. Boundaries in the field were most recently painted around 2006.

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.

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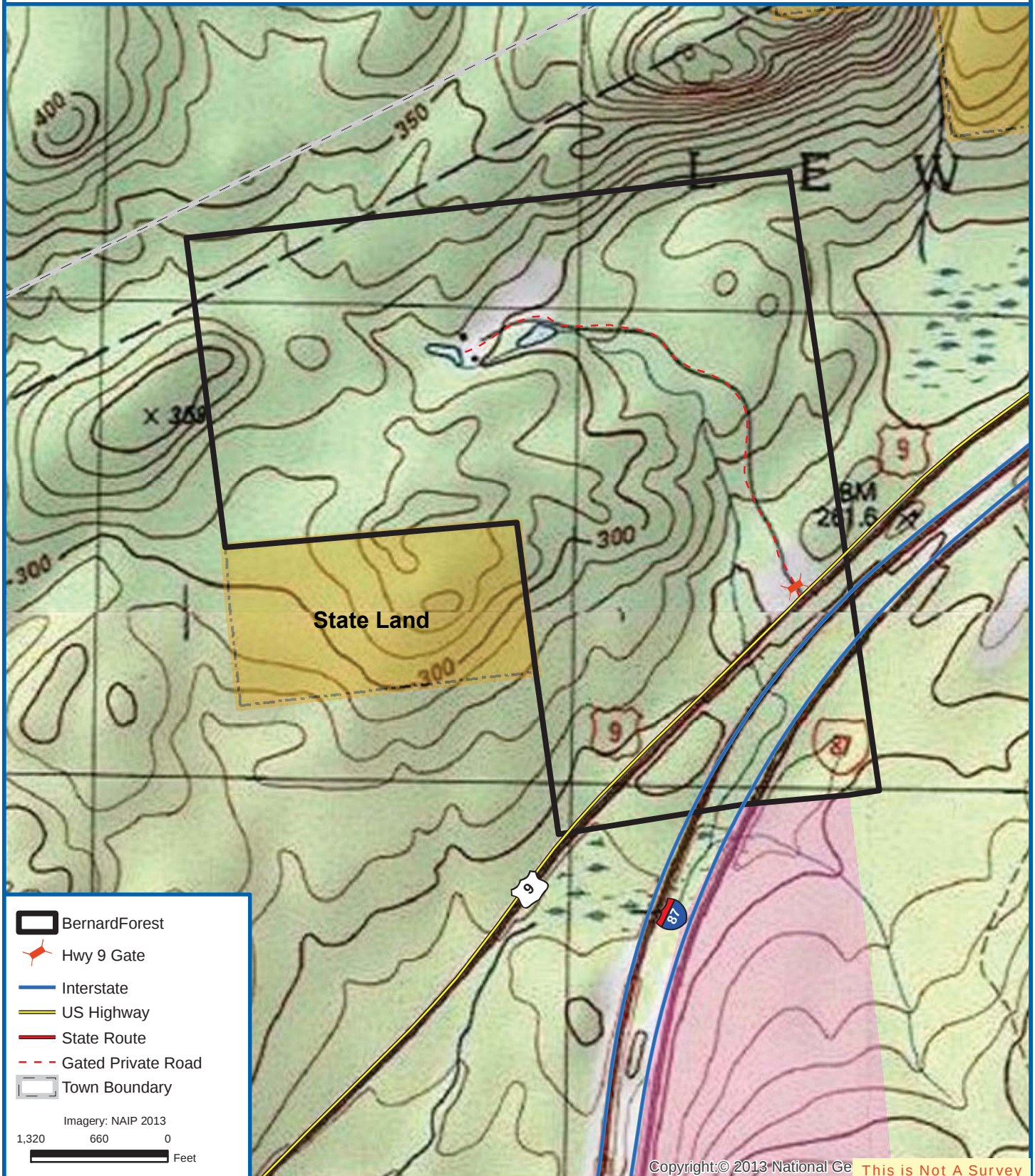


Poke-O-Moonshine Forest

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320 GIS Acres

Lewis, 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.

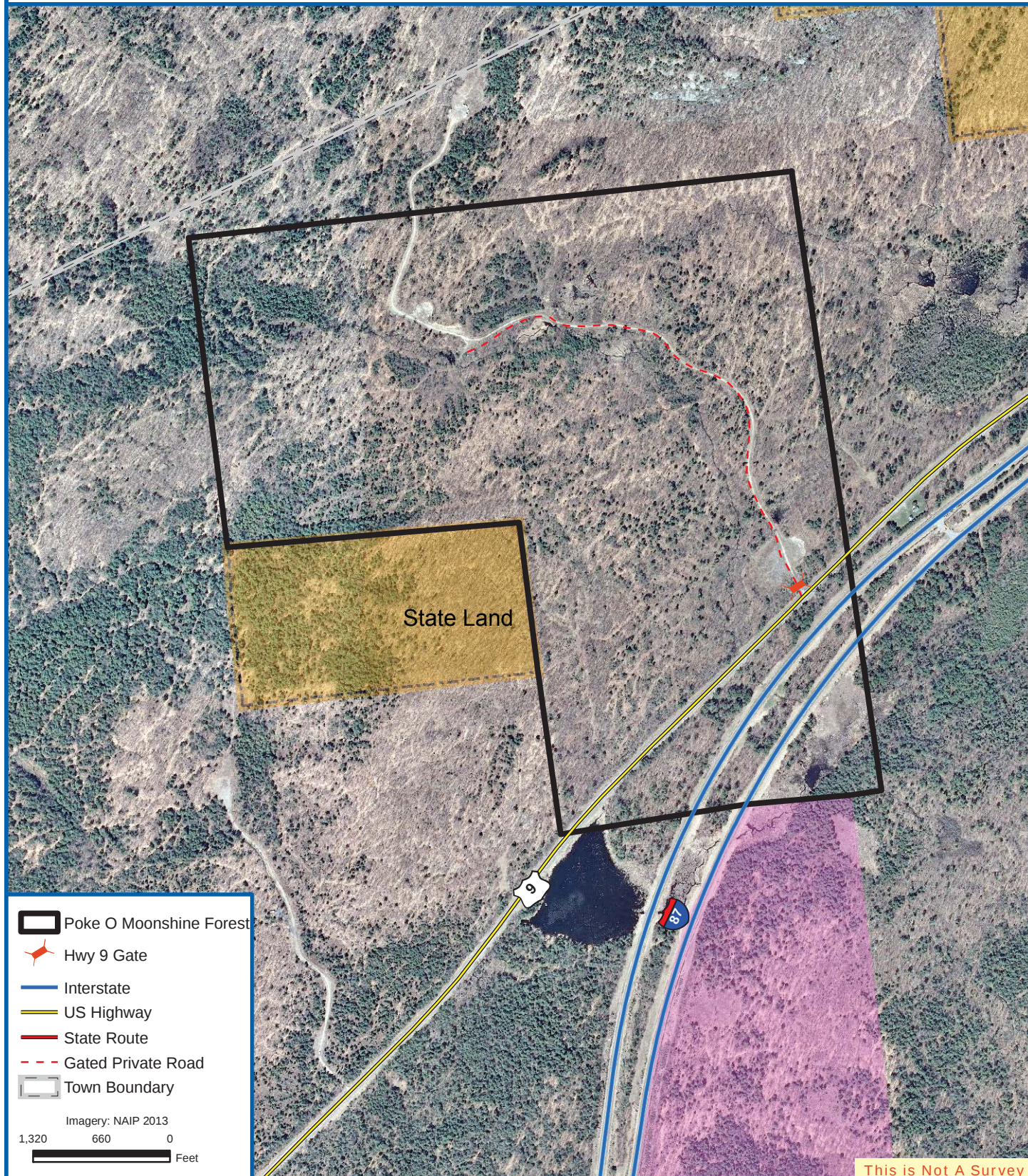


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New York State Disclosure Form for Buyer and Seller

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: _____