

WEST STONY CREEK FOREST

Long stream frontage on West Stony Creek, professionally managed hardwoods and direct proximity to neighboring State Lands are some of the qualities of this forest.



616 Acres
Bleecker, Fulton County NY

Price: \$595,000

LOCATION

West Stony Creek Forest is an attractive, 616-acre multiple-use timberland property situated in the Great Sacandaga foothills of New York's Adirondacks. The surrounding landscape offers a true northern wilderness experience for visitors, with many pristine lakes, unbroken forests and vast expanses of publicly-owned state lands accessible to all. During the nineteenth century, the town of Bleecker enjoyed a long history of lumbering, tanning and milling due to its vast water and forest resources. Today, over half of the township exists as State Park land and lakes, while the remaining land is primarily forested and dotted with year-round and seasonal residences.

The property directly abuts a portion of Shaker Mountain Wild Forest; a large block of state land spanning over 40,000 acres to the north and east. This stretch of Forest Preserve greatly expands the property's recreational canvass and offers additional hiking, hunting and snowmobiling options which are open for public use.

Great Sacandaga Lake is located 14 miles to the east, near the village of Northville, offering extensive fishing, swimming and boating opportunities. The cities of Amsterdam (population 17,000) and Gloversville (15,000) are 25 miles and 11 miles south respectively, while Albany is situated 60 miles to the east. The greater NY and Boston metro areas are both located within a half day's drive.

ACCESS

Nearly 4,000' of road frontage exists along Barlow Road; a paved, four-season town artery with utilities available at the tract's southwest corner. West Stony Creek parallels much of the road frontage; with the majority of the property lying across the stream to the east. The heart of the land is accessed by a gated forest road which utilizes a former log truck bridge to span the creek. From the bridge, the forest road continues a few hundred feet; reaching a small clearing that offers attractive future cabin site options.

A vast network of well-maintained hiking and ATV trails reach out well into the property and provide great recreational access to its upper elevations.

Looking eastward along Barlow Road with the West Stony Creek frontage on the right.



The property lies to the west of the Great Sacandaga Lake Region in the Fulton County town of Bleecker.



Year-round road frontage along Barlow Road



SITE DESCRIPTION

The property's attractive creek frontage, direct access to state lands and moderately-sloped terrain are all highlights which enhance its recreational and cabin development options, and complement its quality long-term timber investment potential.

West Stony Creek originates just beyond the tract's borders, near Pecks Lake, and flows eastward through the land before eventually joining the main branch of the Sacandaga River near Northville. This is a classic Adirondack stream, with some stretches consisting of long, meandering pools that wind their way through the forest, and other stretches that rush through pockets strewn with large glacial boulders. Along the southwestern boundary of the property, the creek frontage is flat and well-drained, lending itself well to hiking and nature walks. As the stream flows toward the north, its valley unfolds into an open beaver meadow which acts as a key sanctuary for resident wildlife and waterfowl.



West Stony Creek is a popular tributary of the Great Sacandaga Lake watershed and offers a nice year round water amenity.

From the creek frontage, the land rises steadily toward the east for several hundred yards before transitioning into a high ridge site along its far eastern border. The lower to mid-slope sites are well drained and conducive to supporting hardwood timber management and recreation. As it climbs, the land culminates on a high plateau running along the eastern boundary, offering seasonal views to the north toward the central Adirondacks. Property-wide, soils are generally well-drained loamy types which support forest productivity and management access. Poorly-drained soils occur in isolated pockets and can be found mostly along riparian zones in the northwestern corner of the property.



A beautiful clearing that would make an incredible weekend cabin location—just a few hundred feet off Barlow Road.

PROPERTY TAXES & TITLE

Total property taxes for calendar year 2020 were approximately \$3,709. The property IS under the State of New York's popular 480a tax program, which significantly reduces the annual tax burden. For a complete copy of the tract's 480a management plan, contact Fountains Land.

The property is owned by William S. Dalton, whose deed for the property is recorded in the Fulton County Clerk's Office in Johnstown, NY as deed book 931 page 41. The property is subject to a right-of-way easement to a neighboring property to the north. Adirondack Park Agency land use classification is 'Resource Management'; allowing for an average lot size of 42 acres per principle structure.

Tax map information is recorded in the Fulton County Real Property Tax office as Town of Bleecker tax map parcels #56.1-35.5, #56.1-36.5 and #71-1-2.

TIMBER

With its high stem quality and numerous pole-sized maples, cherry and birches, the timber resource represents a substantial component of the value offered by this investment, one that is well-positioned for capital appreciation over the coming years.

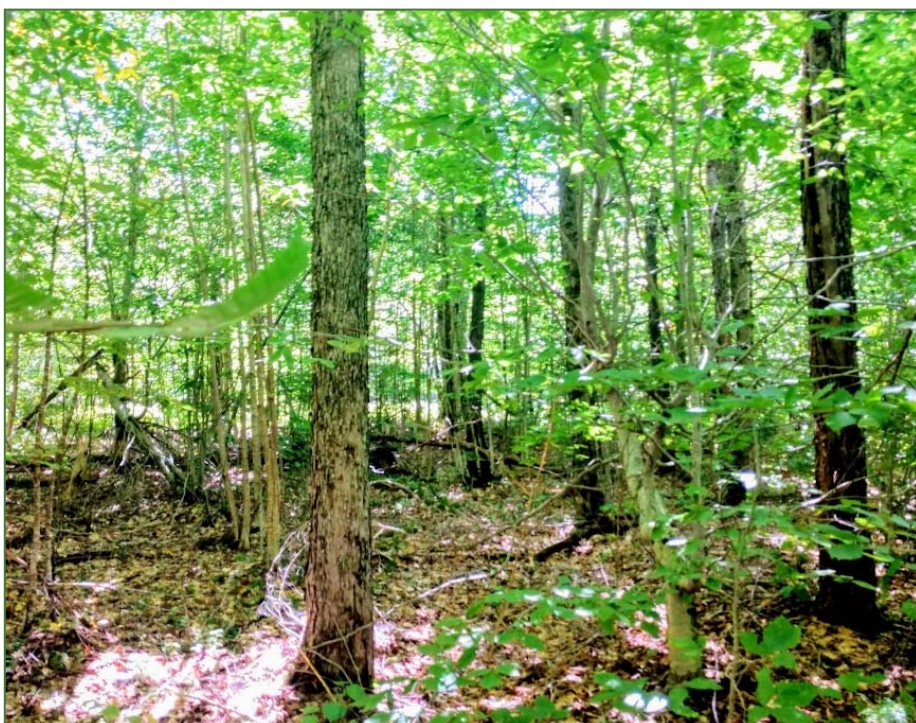
Species composition includes a mix of quality northern hardwoods dominated by the maples, oak, beech and birches, while softwood associates include pine and hemlock. The forest has received thinning treatments within the last year and is well-positioned for long-term value growth. It is also exceptional habitat for local birds and wildlife, including deer.

Contact Fountains for a copy of the 480a forest management plan. There are three main forest types, which are described in detail on the following page.

A multiple-use forest with a prime home site opportunity, native northern forests, water and great access.



The property's managed hardwood forest offers an aesthetic backdrop for recreation, wildlife watching and weekend life as well as a nice long term investment component.



TIMBER (Continued)

Northern Hardwoods (374 acres) – This stand type covers over sixty percent of the tract's total acreage and drives the long-term investment potential of the property. It occupies mid and upper slope sites that are associated with deep, well-drained soils, creating a solid platform for long-term hardwood growth. These stands also offer favorable species composition, above average stem quality (85% Acceptable Growing Stock (AGS)) and outstanding tree height. Stands 2 and 5 are classified as large pole timber (298 acres), while Stand 4 is classified as sawtimber (29 acres).

White Pine & Balsam Fir (40 acres)

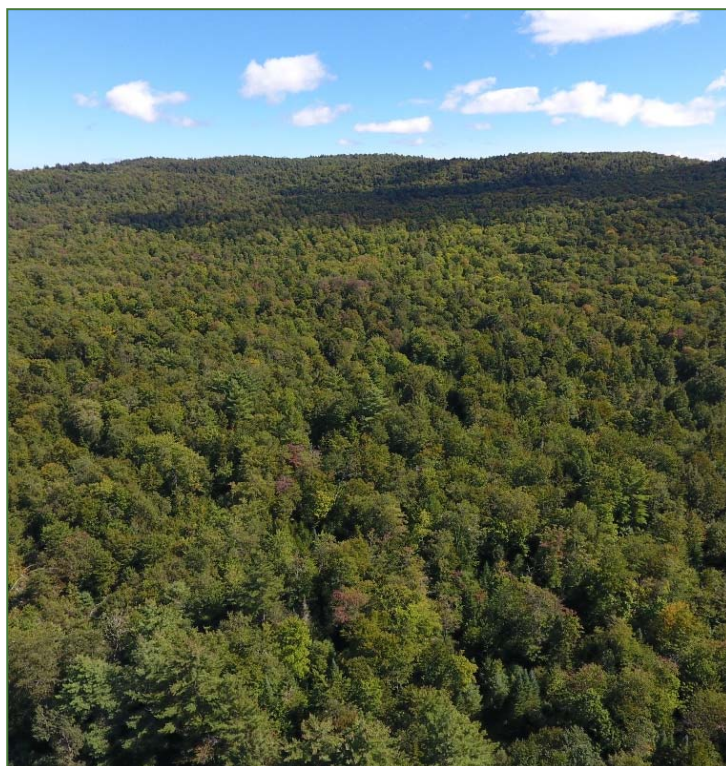
A forest type consisting of numerous small saw timber-sized white pine stems and pole-sized hemlocks located in the southwest corner of the property near Barlow Road. This fully-stocked stand (basal area of 95 ft²/acre) offers high stem quality (91% AGS) and nice crown vigor. Stand-wide, the average stem diameter is approximately 10" with numerous 12"-class white pines. Associated species are red maple and birch poles.

Hemlock and Mixed Hardwoods (163 acres) –

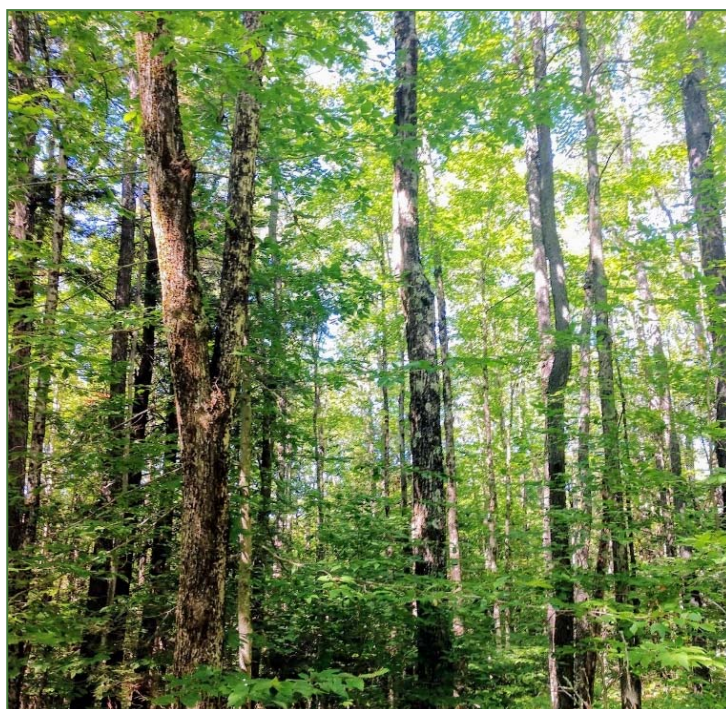
This forest type is dominated by hemlock and spruce-fir poles, with a notable component of interspersed red maple poles. This type is located predominantly along lower slope areas adjacent to West Stony Creek and can be found in some isolated pockets of upland area throughout the tract. Average stand basal area is roughly 85 ft²/acre providing fully stocked conditions, while stem quality is excellent with 92% AGS on overall volume. Stands 3 and 7 are poletimber (134 acres), while Stand 6 is sawtimber (29 acres).

No timber inventory is available at this time.

A multiple-use forest with a future weekend cabin site opportunity, native northern forests, water and great access.



The property's managed hardwood forest offers an aesthetic backdrop for recreation, wildlife watching and weekend life, as well as a nice long-term investment component.



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

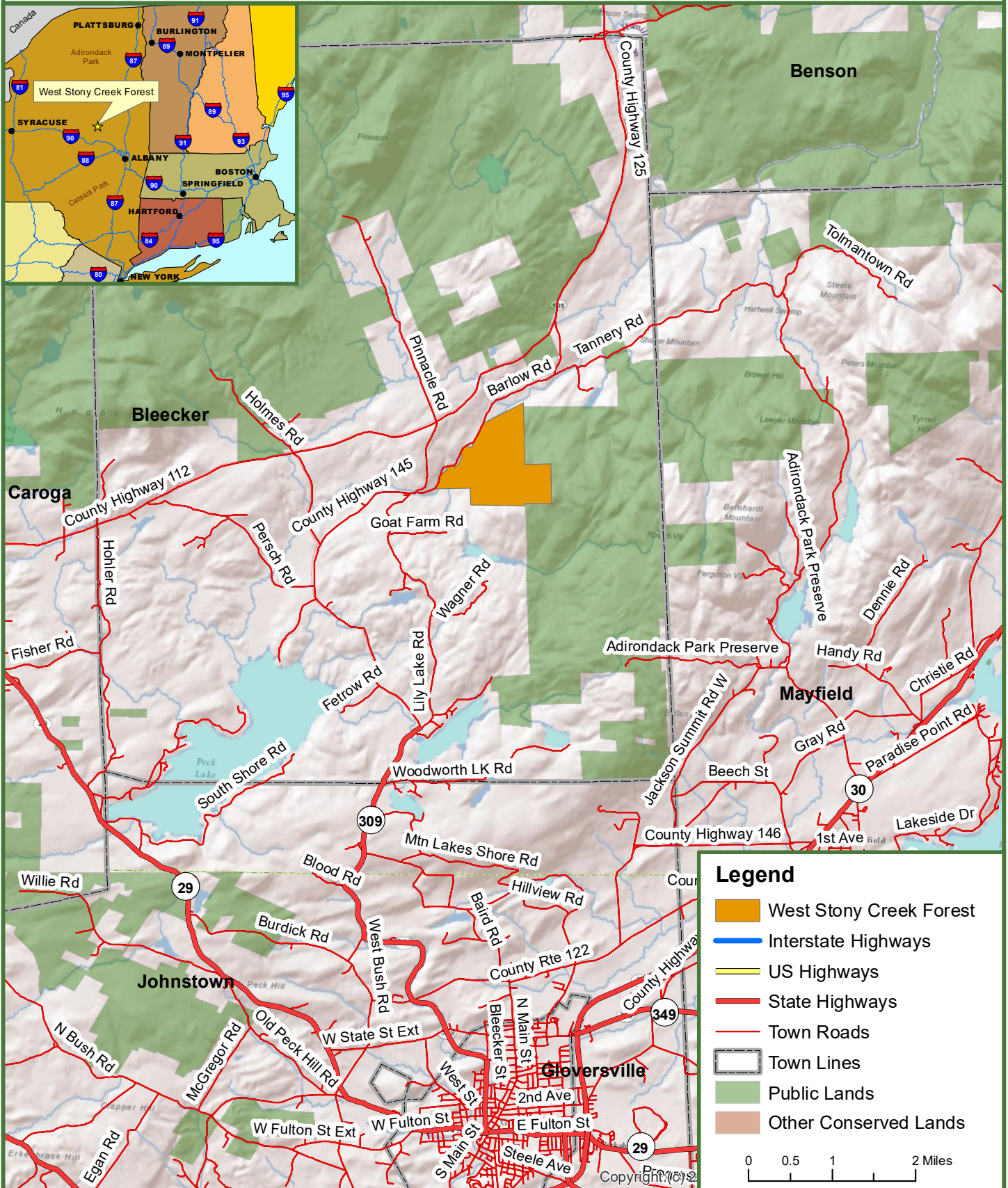
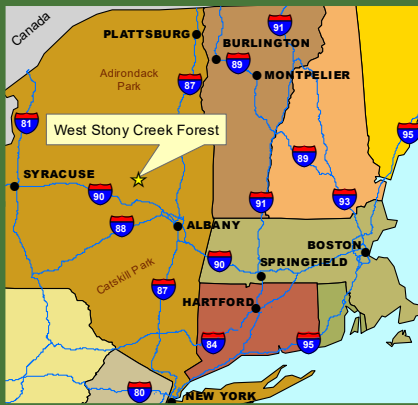
West Stony Creek Forest

616 +/- Acres

Bleeker, Fulton County, NY



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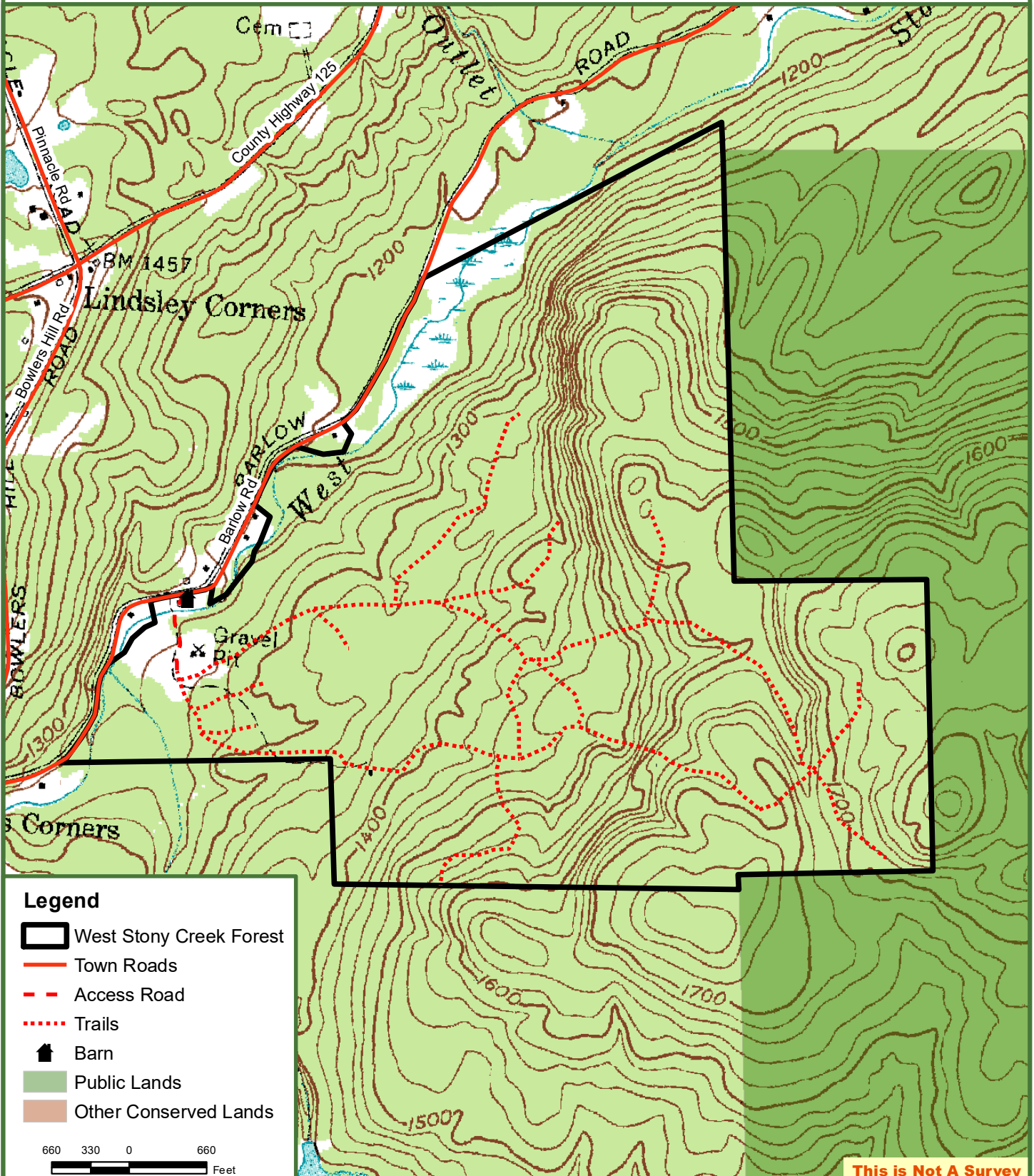
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



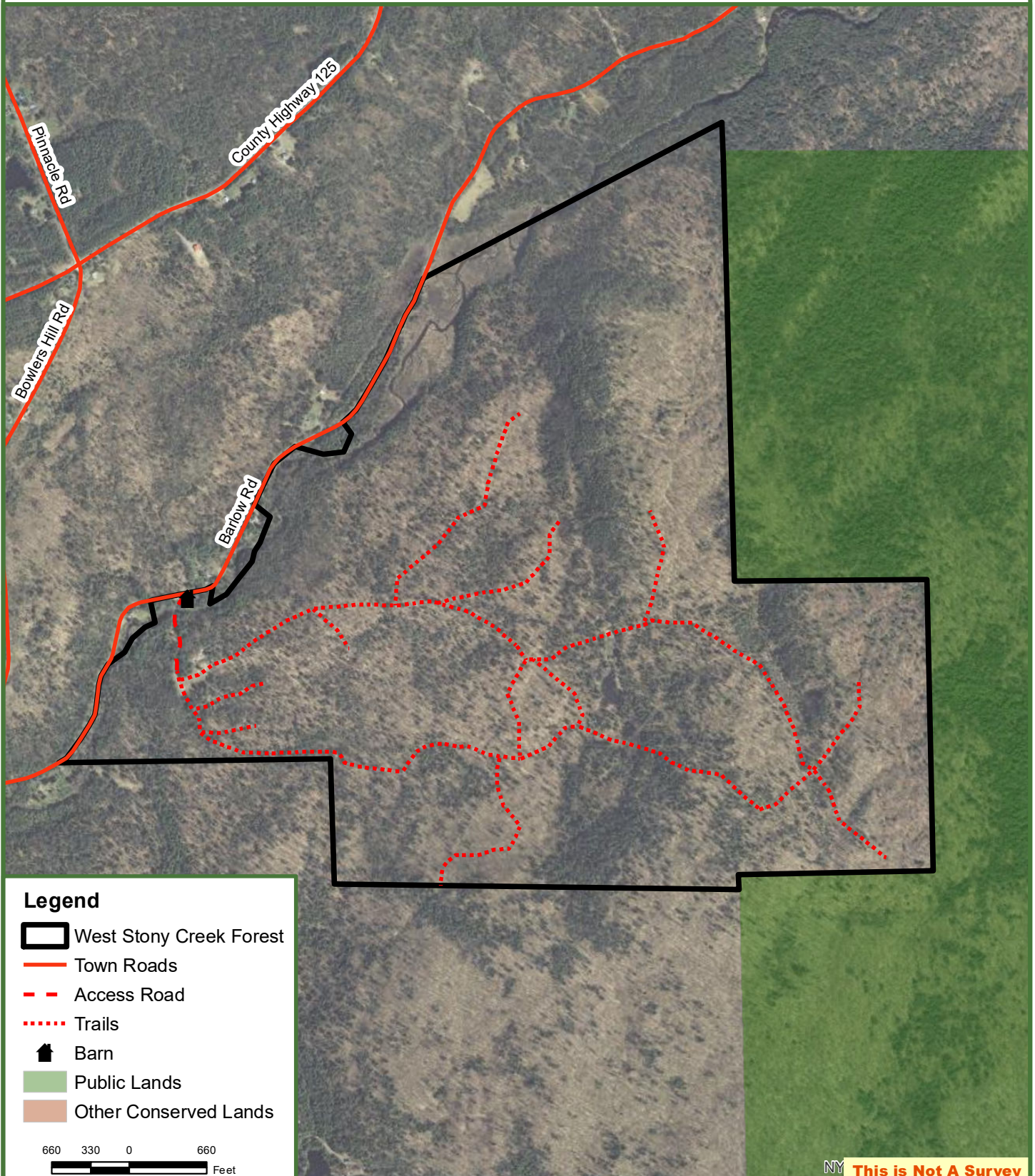
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Division of Licensing Services
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New York State Disclosure Form for Buyer and Seller

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: _____