

## **CADY BROOK FOREST**

**This forested acreage in the Malone region offers weekend cabin options, a developing hardwood resource, and fishing access to the Deer River.**



***271 Acres  
Brandon, Franklin County NY***

**Price: \$169,000**

## LOCATION

Cady Brook Forest is located in a quiet corner of the northern Adirondacks near the village of Malone. 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. Situated along the popular Deer River corridor, 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. It's a landscape perfectly suited for weekend getaways at camp.

The property is directly adjacent to nearly 600 acres of state lands known as Deer River State Forest, adding additional recreational opportunities for hiking, nature viewing, snowshoeing and hunting.

Malone (population 5,900) lies 15 miles to the northeast, while Massena (10,800) is 30 miles northwest along the St. Lawrence Seaway. Potsdam (17,000) is the regional educational hub of northern New York and is 28 miles west of the property. Lake Placid, one of the Adirondack's most popular four-season resort towns, is within an hour's drive of the property.

## ACCESS

The property is accessed via a deeded right-of-way easement extending 1.8 miles along Dale Road, a private drive connecting Cady Brook and its neighboring properties to nearby Reynoldston Road. Dale Road has gravel for the first mile, at which point it turns into a seasonal woods road that's suitable for most SUV type vehicle traffic during non-winter months and outside of spring mud season.

From the cabin, a series of ATV and hiking trails extend west into the heart of the land and toward the 13-acre flow along Cady Brook, which offers a non-swimmable water amenity to this property.

Additionally, there is a 15' right-of-way to nearby state lands across neighboring "Lot 10" that benefits the owners of this property, along with a 15-foot easement along the edge of the Deer River for fishing purposes. Contact Fountains for more information about the deeded access language.

Dale Road (center) is a private right-of-way providing seasonally-maintained access to the property and its neighboring parcels. The cabin (bottom) offers immediate rustic, off-grid weekend options .



The property is located in a quiet corner of the northern Adirondacks and is perfect for weekend getaways.



## SITE DESCRIPTION

If you've been looking for a large acreage, weekend property with access to state land and plenty of ground to hike, ride and explore, then you'll definitely want to look at Cady Brook Forest.

The gently rolling, northern hardwood forests at Cady Brook are classic for this part of the Adirondacks. Terrain is suitable for a wide variety of recreational activities, while also supporting long-term timber growth that will eventually offer some revenue. Come to the camp on Friday evening and spend the weekend hunting, hiking, snowmobiling, fishing and nature viewing. Manage the land for wildlife, birds, forestry and open space. Enjoy quiet weekends away from the hustle of your normal work week.

Cady Brook is a small, year-round stream flowing through the heart of the land that forms a beautiful 13-acre flow near the northwestern corner. While not swimmable, it's a beautiful wildlife pond that adds a great deal of aesthetic value to the land along with important habitat considerations for local birds and mammals.

Along with the "relaxing weekend at camp" lifestyle that the property affords, it also has rural subdivision options in the event you'd like to split some of the acreage with friends or family members. The deed allows for up to 5 future lots – contact Fountains for more information.



An aerial view of the land, depicting its gently sloping, forested terrain which offers both woodlot and recreational opportunities



The maple and birch forest here can be enjoyed and managed for a diverse suite of ownership goals—forestry, open space, hiking, bird watching and hunting.



## PROPERTY TAXES & TITLE

Annual property taxes in 2018 were \$3,090. The property **IS NOT** enrolled in New York State's Real Property Tax Law 480-A, which reduces the annual tax burden by as much as 80%. The property is listed in the Franklin County Real Property Tax Service in Malone, NY as Town of Brandon tax parcel #211-1-11. Deed information can be found in the Franklin County Clerk's office and filed in Deed Book 540 page 49. Maps in this report are based on tax and deed information. The property is located just north of the Adirondack Park's Blue Line and there is no APA jurisdiction here.

## NATURAL RESOURCES

The surrounding northern Adirondack foothill region is well-known for growing world class hardwoods like sugar maple and yellow birch. Cady Brook's strong recreational and cabin site attributes can be boosted by its long-term forestry potential. This can be managed for high-value sawtimber production, wildlife and open space.

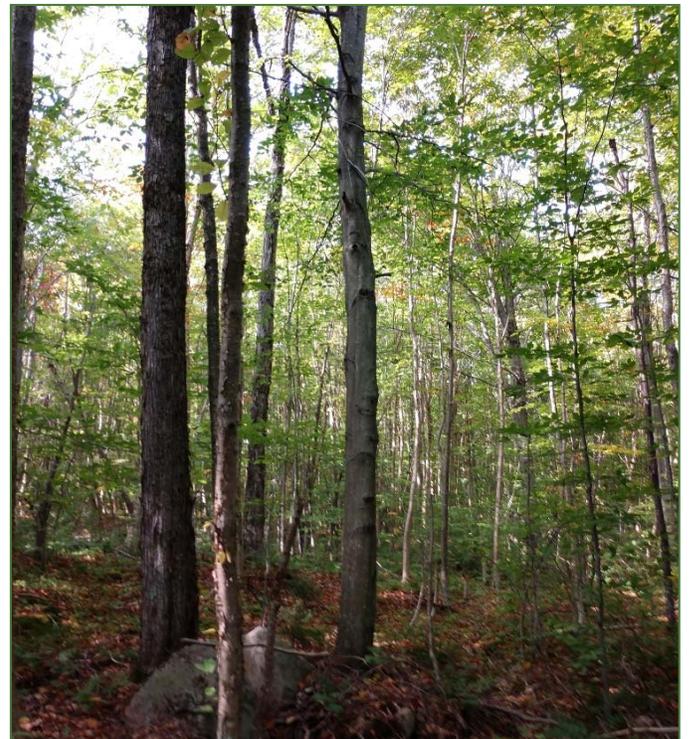
Species composition is comprised of a host of quality hardwood species like sugar maple, red oak, ash, beech, basswood and the birches. The property was logged within the last 5-6 years and will be in a growth mode over the coming decade. Stem quality and height are both considered good, while post-harvest stocking and density indicate a future for this resource.

In the interim, you can cut firewood for your hunting camp and home while letting the forest acreage grow over time with little maintenance required.

A picturesque forest setting along the Deer River Valley outside of Malone—perfect for quiet weekend retreats in the summer and fall.



The cabin is located just past the property's gate along Dale Road, approximately 2 miles east of town-maintained Reynoldston Road.



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.

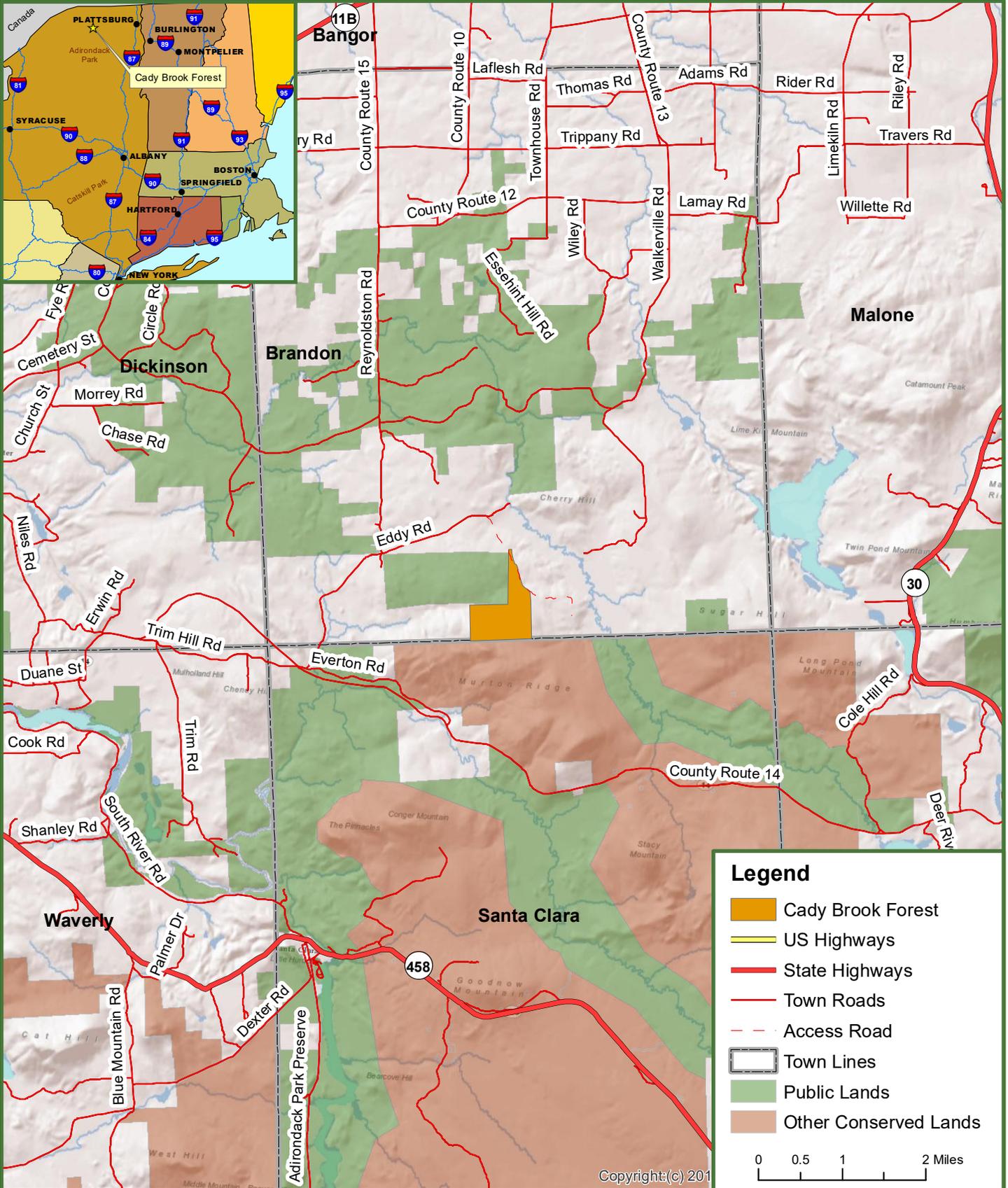
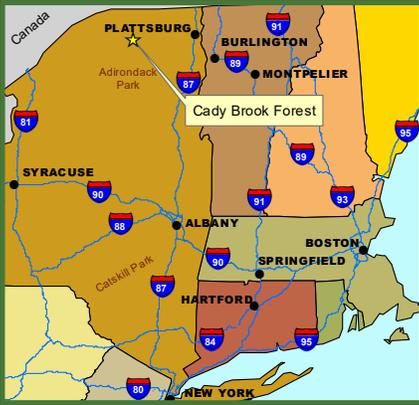
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



# Locus Map Cady Brook Forest 271 Tax Acres Brandon, Franklin County, NY



**Fountains  
Land**  
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**Legend**

- Cady Brook Forest
- US Highways
- State Highways
- Town Roads
- Access Road
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

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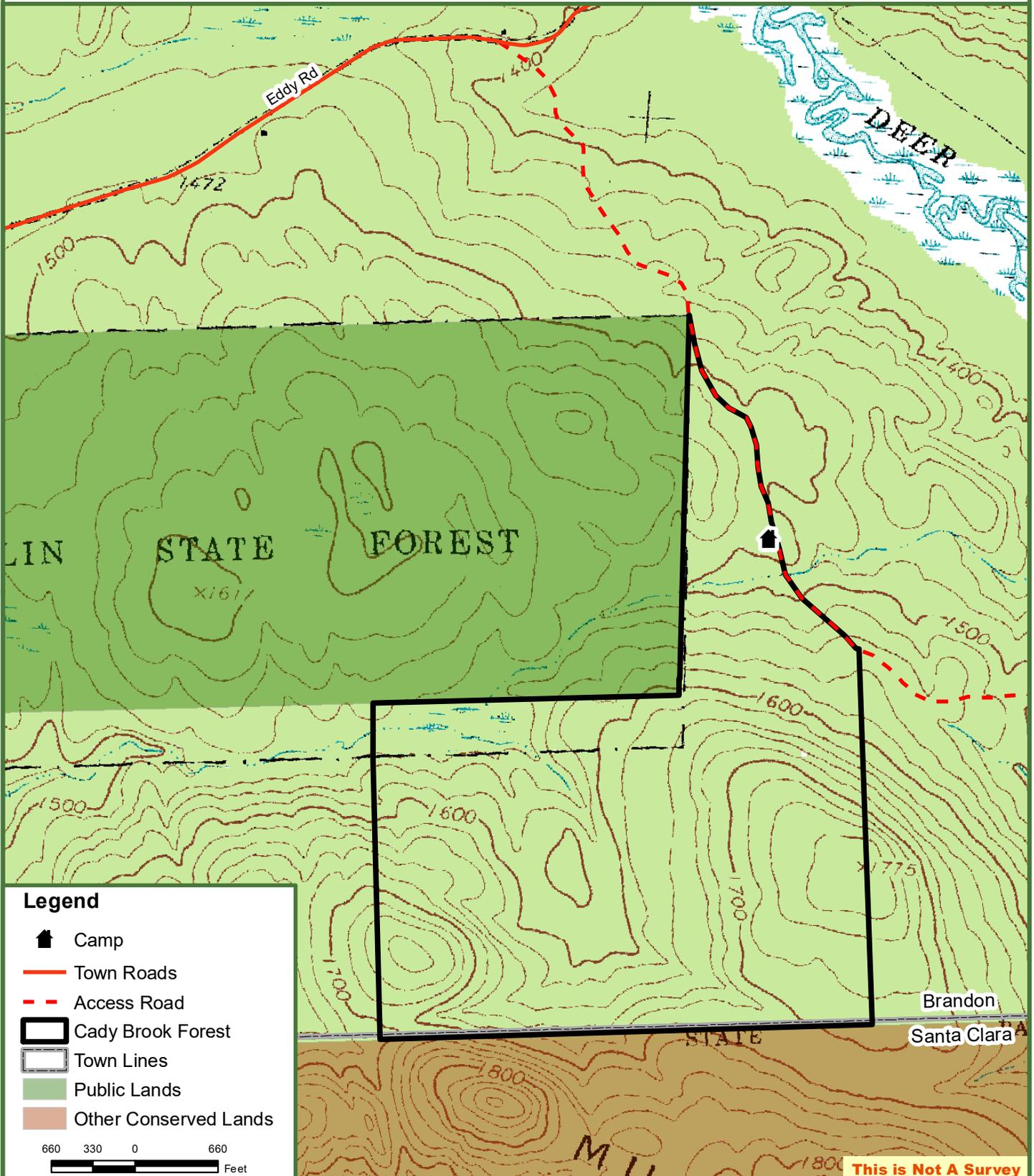
# Cady Brook Forest

271 Tax Acres

Brandon, Franklin County, NY



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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



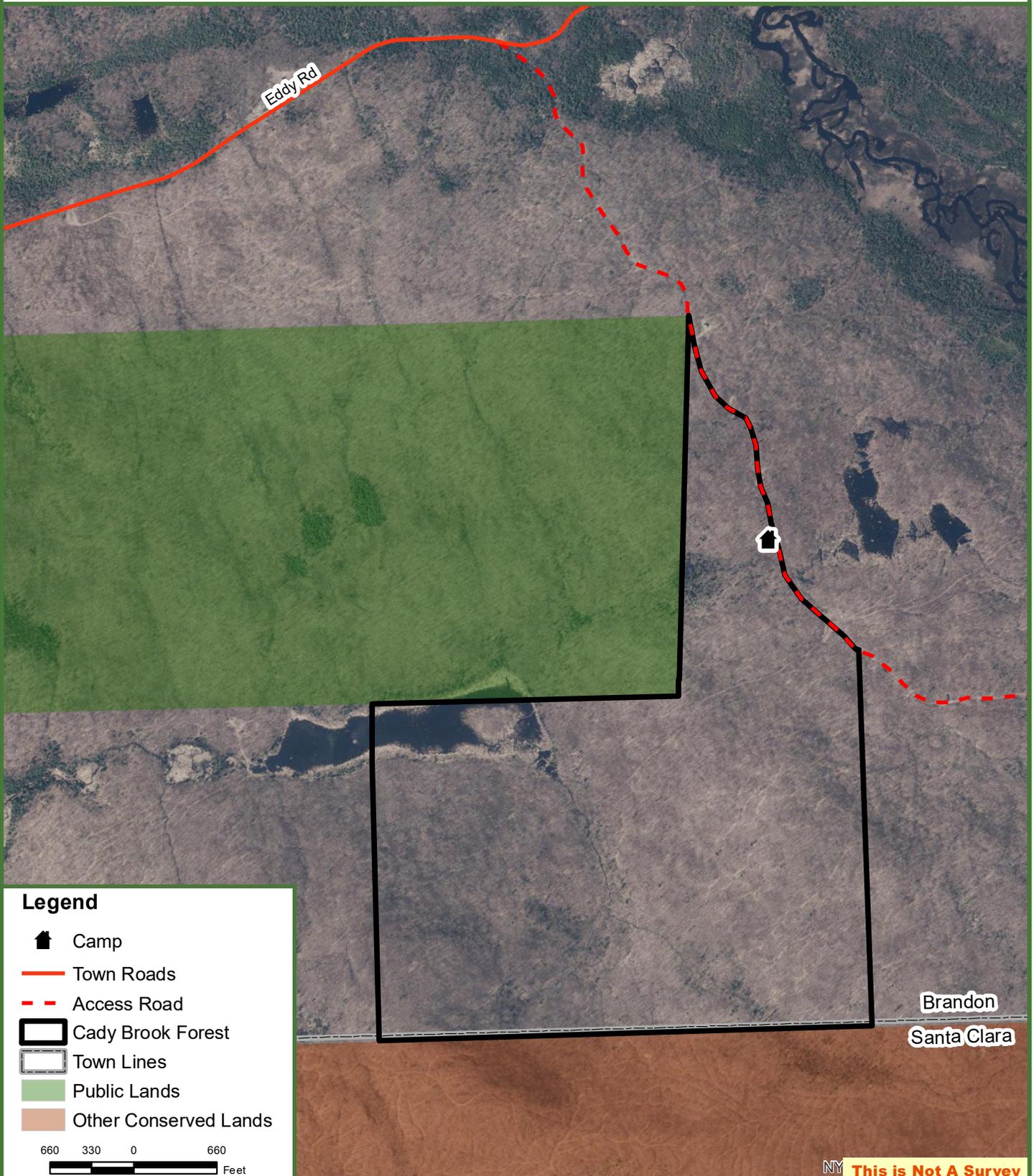
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### Legend

-  Camp
-  Town Roads
-  Access Road
-  Cady Brook Forest
-  Town Lines
-  Public Lands
-  Other Conserved Lands



Brandon  
Santa Clara

NY **This is Not A Survey**

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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## **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:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent                         | <input type="checkbox"/> Buyer's agent                         |
| <input type="checkbox"/> Broker's agent                                    | <input type="checkbox"/> Broker's agent                        |
| <input type="checkbox"/> Dual agent  |  |
| <input type="checkbox"/> 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: \_\_\_\_\_