

## CHAPP HILL FOREST

**A classic Adirondack multiple-use property featuring an outstanding timber resource, highlighted by town road access for off-grid home building, with a large rolling landscape for recreational pursuits.**



**Chapp Hill is seen upper right, with the land's smaller hill top in the foreground.**

*432 Acres  
Colton, St. Lawrence County, New York*

**Price: \$410,000**

## PROPERTY OVERVIEW

The property represents a considerable forested landscape that has been held as a long-term forestland investment. For the last 46 years, forest management has focused on concentrating growth on the best trees, resulting in a high-quality forest resource. Now, this land is being passed onto new owners that can benefit from the decades of previous quality forest management while developing many of the property's highlights previously left untouched.

Property highlights include:

- Standing timber value of \$354,300, with outstanding asset appreciation opportunity and short-term timber sale income;
- Developed internal access to support future forest management activities and recreational pursuits;
- Scenic landscapes with beaver ponds, streams, trails, abundant wildlife, large granite boulders and glacial erratics, old abandoned RR grade, and two existing hunting camp structures/sites;
- Easily accessible along a town-maintained road with possible off-grid building site(s).



Large glacial erratic with hardwood sawlogs.



Rolling terrain characterizes the forest landscape.

## LOCATION

The forest is located in the Township of Colton (population 1,412), a rural, primarily forested area of the Northwestern Adirondacks, historically known as the "South Woods." This area is quite rural, with scattered homes and camps along town roads. To the south and west are large forestland tracts, including adjoining conserved lands. The closest communities are the hamlets of South Colton and Colton, 2 Miles and 6 Miles, respectively. The larger community of Potsdam is some 15 miles north. Potsdam is home to SUNY Potsdam and Clarkson University. Potsdam is considered the cultural and educational center of northern New York state. Potsdam is also home to Damon Field, a municipal airport that is readily open to the public. Three miles north of the land is the Higley Flow State Park, a 1,115-acre park with campground facilities, a lake and a sandy beach.

Burlington, Vermont is a three-hour drive to the East and Montreal, Quebec, Canada is a two-and-a-half-hour drive to the Northeast.

## ACCESS & BOUNDARIES

The property has excellent access via a substantial town-maintained road frontage of 1,650 Feet. This, coupled with a solid internal road and trail system, allows for forest management entry, recreational activities, homestead options, and even possible subdivision opportunities. Currently, one point of entry to the property exists from the year-round publicly maintained, graveled Little John Road.



Road frontage along the town maintained Little John Road.

The gated internal access road commences along the town road and runs roughly one mile to a point near the base of Chapp Hill itself. This road is well-graveled and ditched but has not been used in nearly 12 years. The beaver pond near the beginning of the road has recently overflowed, crossing the road surface and preventing vehicle access until the beaver dam adjacent to the road is removed.

The boundary lines to the west and south have been well maintained with painted blazes and posted signs. The northern boundary line is a combination of stone walls, old wire fencing, painted blazes, and posted signs.

## TAXES & TITLE

Property taxes in 2022 were \$ 5,364. The Property **IS NOT** enrolled in the New York State's 480a Real Property Tax Law, which significantly reduces an annual tax burden. The majority of the Property is within the Adirondack Park, except for approximately 40 acres in the most northern part of the parcel. The section remaining in the Adirondack Park is classified as "Rural Use" by the Adirondack Park Agency. This classification allows for an average lot size of 8.5 acres per principle structure. This Property is referenced on the Town of Colton Tax Map# 135.001-1-3. The Warranty Deed is recorded in Book 913, Page 1042 in the St. Lawrence County Clerk's Office.



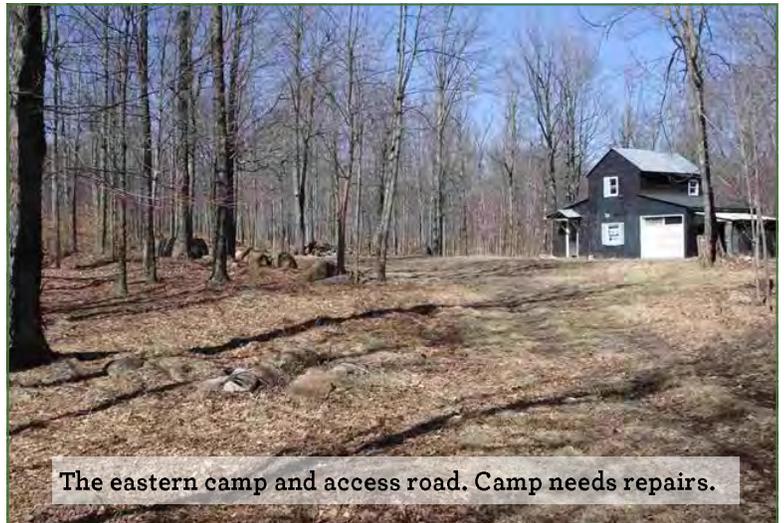
Scenic beaver ponds occupy 31 acres providing habitat diversity - no timber data was tallied within these areas.

## SITE DESCRIPTION

Chapp Hill defines the height of land located at the Property's western end with an elevation of 1,340'. This western third of the Property is comprised of a high plateau, with the land then generally falling easterly towards the developed access system and town road frontage (lowest elevation at 900'), creating a mostly easterly aspect. The topography is primarily rolling with some steeper slopes leading up to Chapp Hill and immediately along a few drainages. All of the commercial forestland is well suited to mechanical harvesting equipment, facilitating future forest management.

The majority of the land is well drained with productive soils well suited to hardwood development. The less well-drained soils are situated on the level sites where the softwoods have become established. Three wetland ponds exist along the drainages, created by beaver dams, providing habitat diversity and scenic vistas from the water's edges.

While the Property is ideally suited as a long-term timberland investment, given its highly valued forest resource, the town access, internal roads, and terrain also lend themselves to the development of a homesite or prime campsite. Two old camps exist on the land (see maps for location), with one that may have the potential to be repaired for future use or as a recreational lease providing annual income.



The eastern camp and access road. Camp needs repairs.



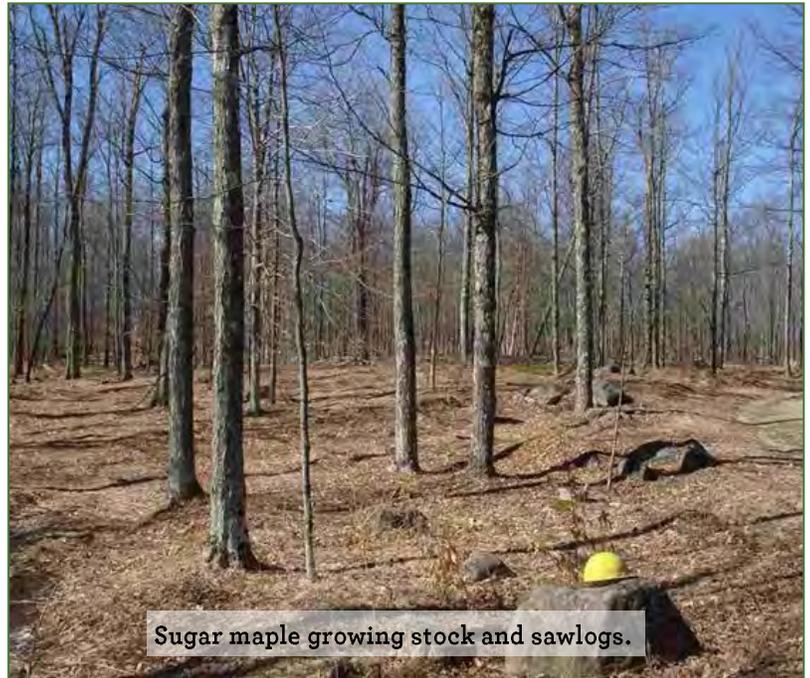
One of three scenic beaver ponds on the property.



Managed black cherry and sugar maple stand.

## TIMBER RESOURCE

Timber data in this report are based on a comprehensive and monumented timber inventory completed in the Fall of 2022 for the purpose of establishing Capital Timber Value (CTV). Seventy-nine inventory points were sampled (1 plot per 4.8 forested acres), covering a 462' x 462' grid using a 10-factor prism. Sampling statistics are  $\pm 14.1\%$  standard error for sawlog products and  $\pm 8.9\%$  for all products combined at the 95% confidence interval. The timber data reveal a total sawlog volume of 1,345 MBF International  $\frac{1}{4}$ " scale (3.5 MBF/acre), with 6,394 pulpwood cords (16.9 cords/acre). Combined total commercial per acre volume is 24 cords, a figure about average for the region. Stumpage values were assigned to the volumes in September of 2022, producing a property-wide Capital Timber Value (CTV) of \$354,300 (\$935/commercial acre). See the Timber Valuation in this report for details.



### Species Composition:

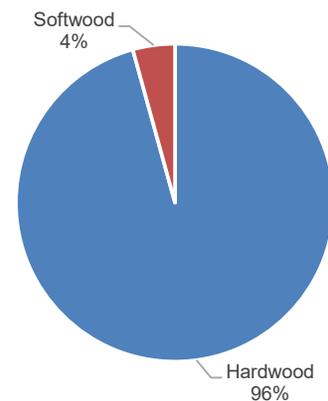
The species composition is nearly all comprised of hardwood species which represent 96% of the total volume. The minor softwood balance consists of spruce/ fir and hemlock. This hardwood-dominated timber resource offers a high level of future asset appreciation, given hardwoods increase in value as they mature (by moving into higher-valued products like veneer).

Species composition for all products combined mirrors that commonly found in the area, with red maple holding 35% of total volume, sugar maple (26%), black cherry (11%), beech (10%), yellow birch (9%), and miscellaneous other species completing the profile.

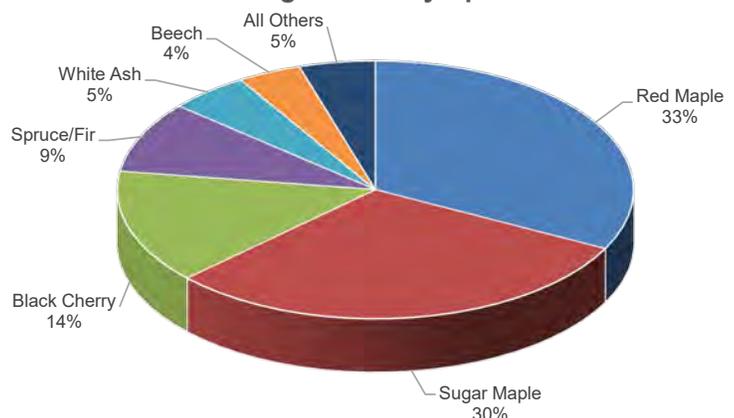
The sawlog volume breakdown is held by species with strong demand in the marketplace, with The Maples, black cherry, spruce, fir and white ash holding the majority of the volume (see graph to the right).

The forest management conducted on the property since the seller acquired the land in 1976 has positively shaped the species composition, focusing growth on the species that have historically performed well in the market and allowing the best quality stems in all diameter classes to increase in value.

Hardwood vs Softwood as a Percentage of Total Volume



Sawlog Volume by Species



# TIMBER RESOURCE (continued)

## Sawlog Value/ Thinning History:

Sawlog value is held by sugar maple (37%), red maple (26%), black cherry (22%), spruce/fir (5%) and white ash (5%), with the balance held by miscellaneous species.

Since the current owner's tenure began in 1976, forest management improvement activity has occurred on most of the acreage. Improvement thinning last occurred roughly 12 years ago on roughly 65% of the acreage. Based on field observations and the timber data, silvicultural improvement treatments will likely be possible within the next ten years on nearly half the acreage generating enough income to easily cover holding costs over this period.

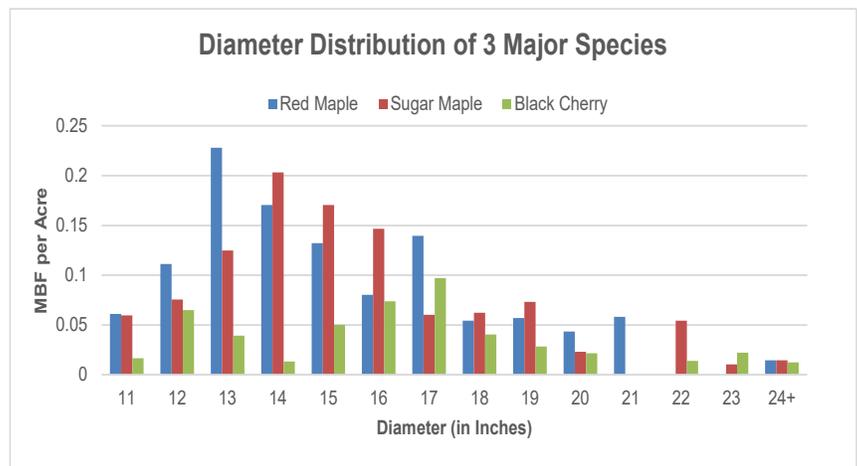
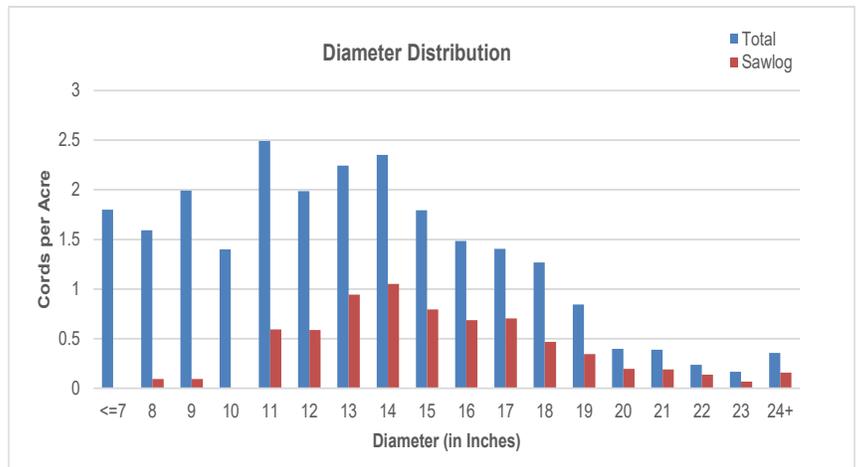
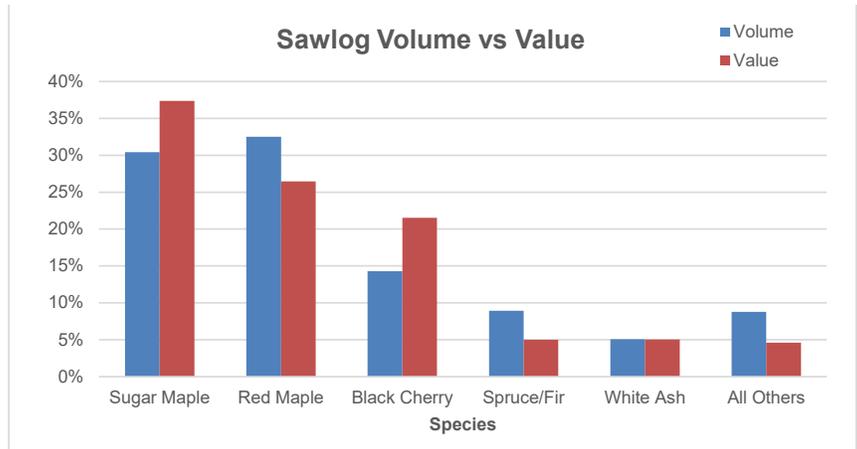
## Diameter Distribution:

The average diameter for all products combined is 12.5", while the average sawlog diameter is 14.5". The average diameter for the main three species are red maple 14.5", sugar maple 15" and black cherry 16.5". Generally, the forest has five age classes; saplings holding 2% of stocking, growing stock, 8-10" diameters - (27%) small sawlogs, 11-14" diameters - (37%), medium sawlogs, 15-18" diameters - (24%), and large sawlogs (10%).

## Stocking and Stem Quality:

Forest density is generally represented by fully-stocked stands, with the younger stands tending to be overstocked. The average Basal Area (BA) is 99 ft<sup>2</sup> on 194 stems/acre. Stem quality is quite good within all age classes.

Ponds/wetlands occur on roughly 31 acres where no timber data was taken.



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.

# TIMBER VALUATION

## Chapp Hill Forest

Prepared for Gloria Story

### Timber Valuation

Prepared By

**F&W FORESTRY SERVICES, INCORPORATED**

Colton, St Lawrence County, New York  
September 2022

410 GIS Acres  
379 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value Likely
		Low	High	Likely	
<b>Sawtimber - MBF (International 1/4")</b>					
Sugar Maple	196	400.00	525.00	475.00	<b>93,100</b>
Red Maple	268	150.00	225.00	210.00	<b>56,400</b>
Black Cherry	168	275.00	375.00	315.00	<b>53,000</b>
Spruce/Fir	120	90.00	130.00	120.00	<b>14,500</b>
Hardwood Pallet	233	40.00	65.00	60.00	<b>14,000</b>
Sugar Maple Pallet	213	50.00	95.00	65.00	<b>13,800</b>
White Ash	57	160.00	220.00	200.00	<b>11,400</b>
Yellow Birch	21	225.00	300.00	275.00	<b>5,800</b>
Black Cherry Pallet	24	40.00	50.00	60.00	<b>1,400</b>
Yellow Birch Pallet	24	40.00	50.00	60.00	<b>1,400</b>
Aspen	19	40.00	50.00	50.00	<b>1,000</b>
<b>Pulpwood - Cords</b>					
Hardwood	6,246	10.00	15.00	14.00	<b>87,400</b>
Hemlock	55	10.00	14.00	12.75	<b>700</b>
Softwood	93	3.00	5.00	4.00	<b>400</b>

<b>Totals</b>					
Sawtimber Total	1,345 MBF				<b>\$265,800</b>
Sawtimber Per Acre	3.278 MBF				<b>\$648</b>
Sawtimber Per Comm Ac	3.546 MBF				<b>\$701</b>
<hr/>					
Cordwood Total	6,394 Cords				<b>\$88,500</b>
Cordwood Per Acre	15.6 Cords				<b>\$216</b>
Cordwood Per Comm Ac	16.9 Cords				<b>\$233</b>
<b>Total Per Acre</b>					<b>\$864</b>

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
		<b>\$315,000</b>	<b>\$374,000</b>

BASED ON SELLERS FALL 2022 INVENTORY, 79 Plots, 10 factor Prism

The cruise resulted in a statistical error of  $\pm 14.1\%$  for sawlog products and  $\pm 8.9\%$  for all products combined at the 95% Confidence Level

The volumes and values reflect estimated total capital value of merchantable timber.

The volumes and values are not a liquidation value.

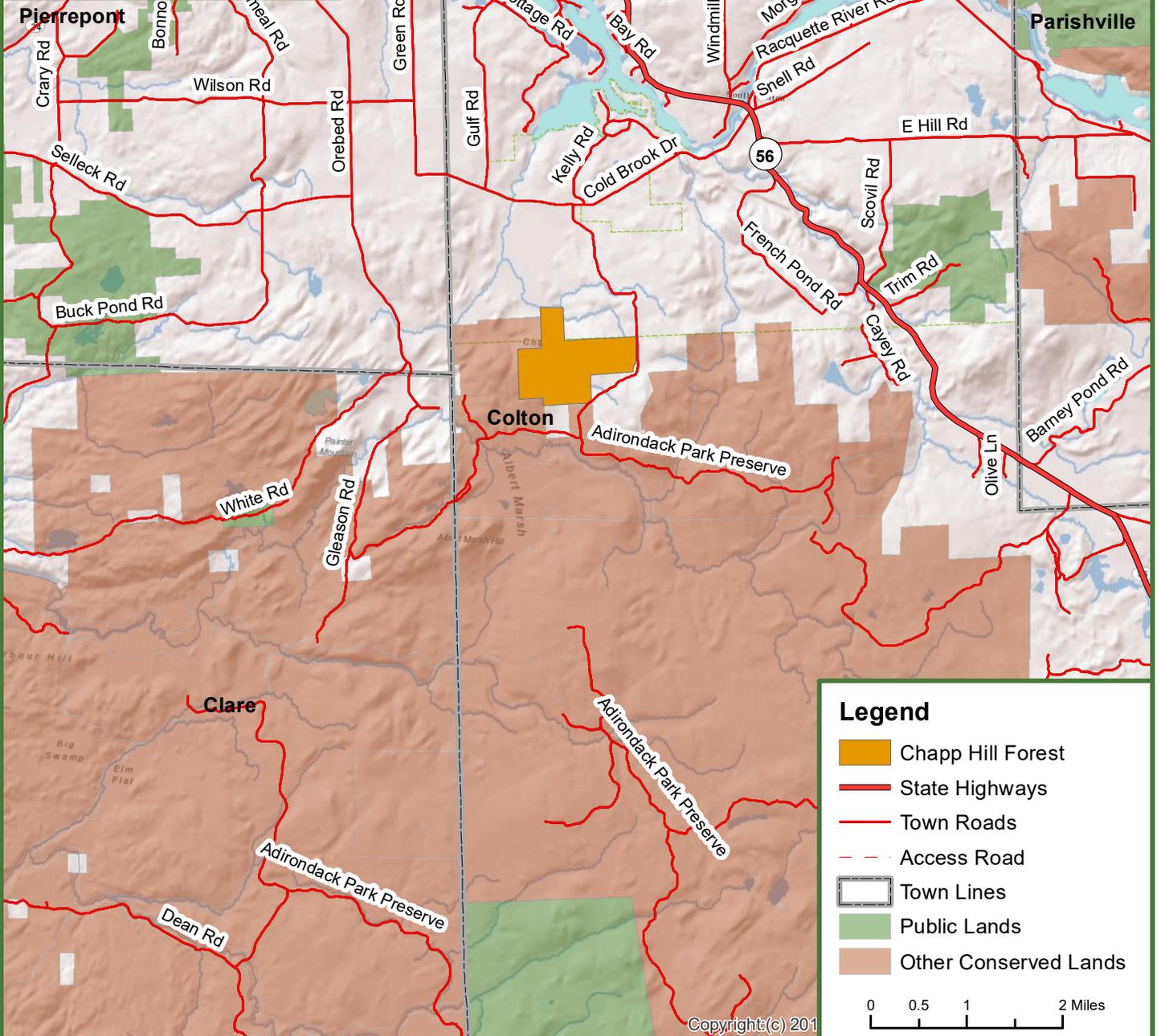
Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



# Locus Map Chapp Hill Forest 432 Tax Acres Colton, St. Lawrence County, NY



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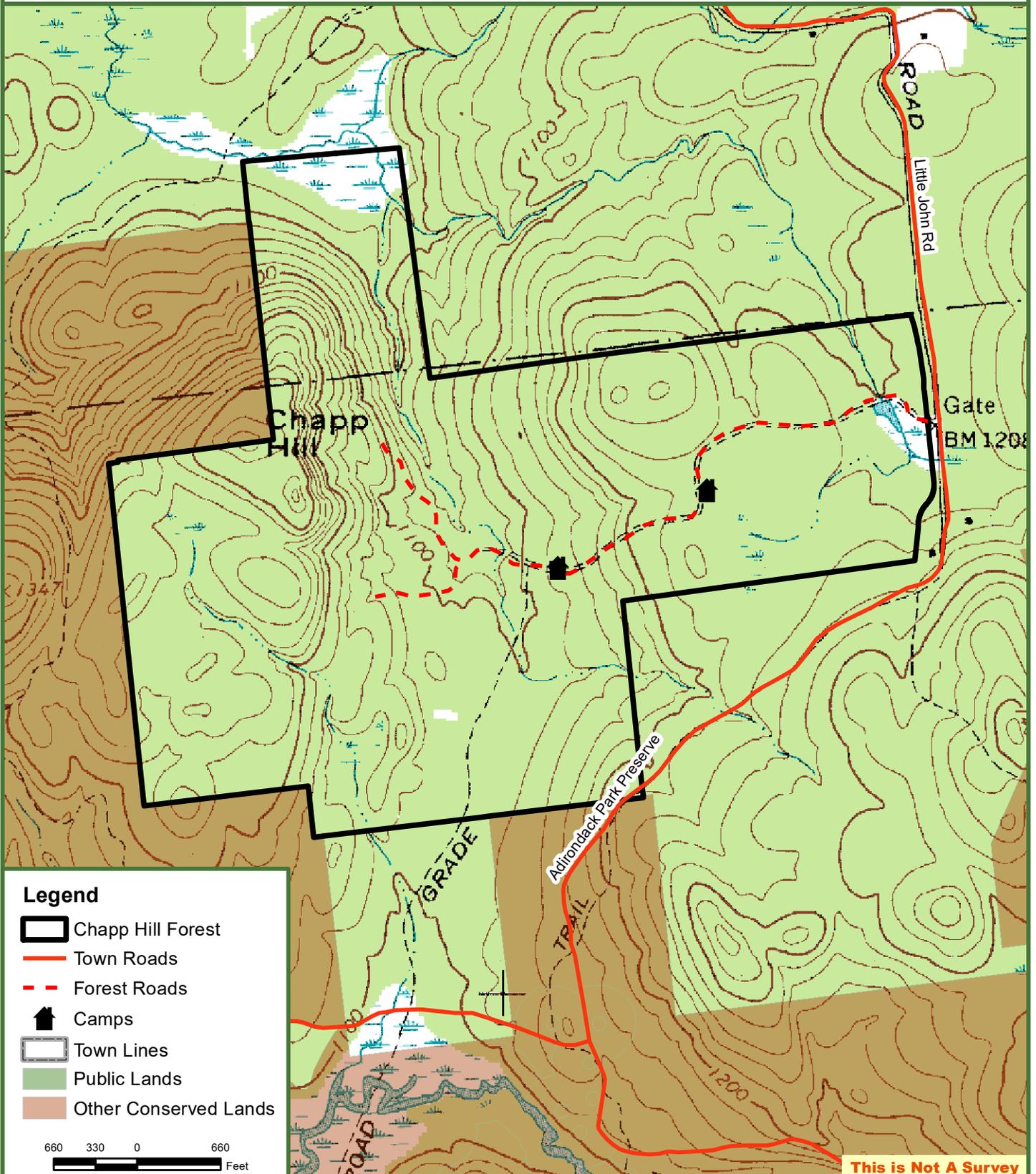


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

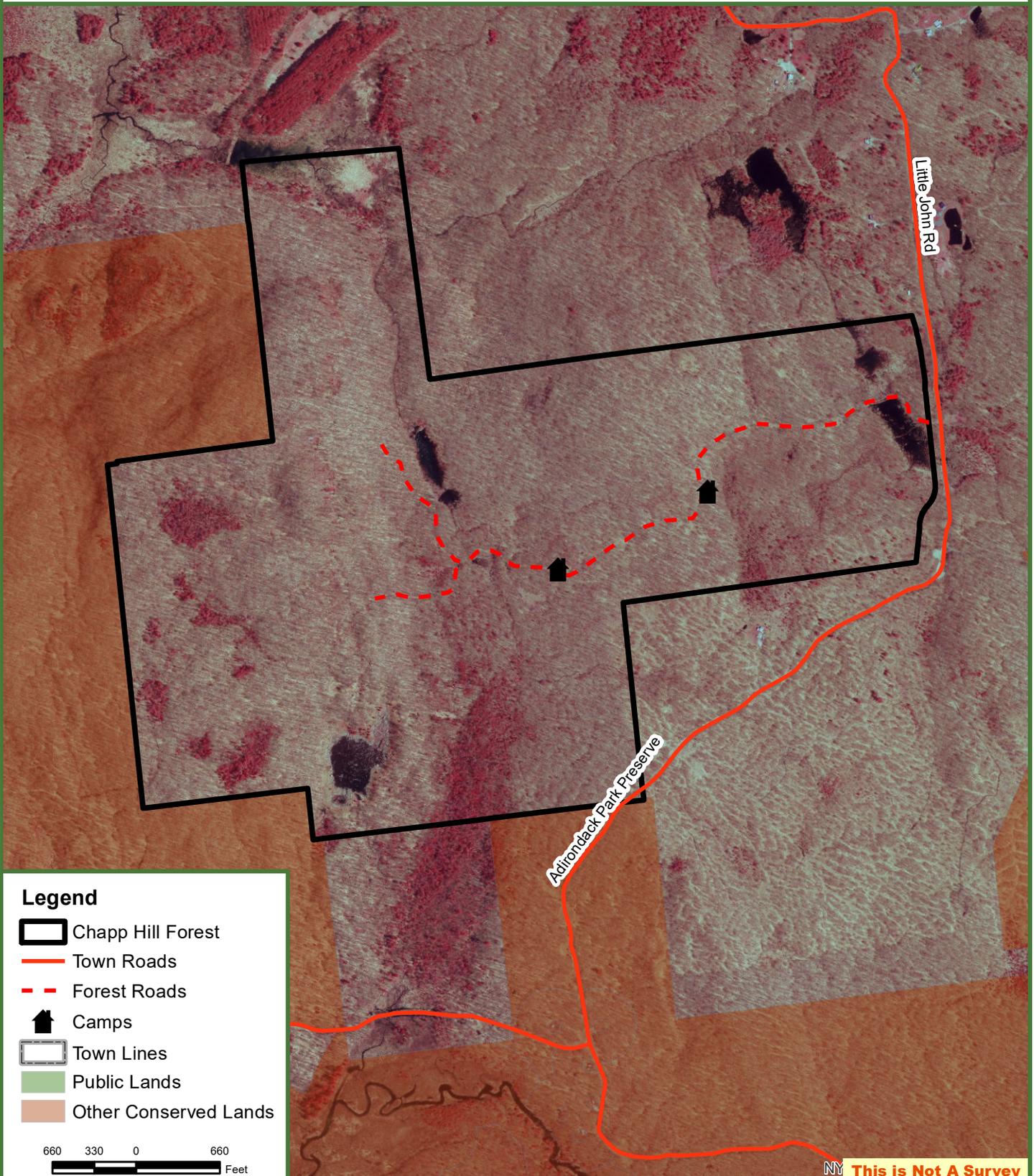


# Chapp Hill Forest

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### Legend

- Chapp Hill Forest
- Town Roads
- Forest Roads
- Camps
- Town Lines
- Public Lands
- Other Conserved Lands

660 330 0 660  
Feet

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.



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 Bob McLaughlin (print name of licensee) of Fountains Land Inc. (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- |                                                                 |                                                                |
|-----------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input 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: \_\_\_\_\_