

## MOOSE POND PARK

**An excellent recreational property with a quality interior road system, multiple house site possibilities, attractive beaver ponds, two gated entry points, and bordering 2,000 acres of New York State Forever Wild Forest.**



***190 Acres  
Lewis, Essex County, New York***

**Price: \$262,000**

## LOCATION

The land is located directly off Route 9 in Lewis, NY, on the far northeastern boundary of the Adirondack Park. The immediate area is best known for Poko Moonshine Mountain, which is one of the East Coast's premier rock and ice climbing destinations, to the north of the property. A public trailhead 0.75 miles north of the land leads to a fire tower on the summit of Poko Moonshine Mountain. You can access this trail by taking a short walk from the north property boundary.

This part of the Adirondack Park is quite rural. However, the region's main commercial center, Plattsburgh, is a short half-hour drive to the north, with a small international airport. Lake Champlain is a 15-minute drive to the east, and the towns of Keene and Lake Placid are a half-hour drive toward the west, with multiple hiking access points to the High Peaks region.

For those who value city life, Montreal is a mere 1.5 hours away to the north, Albany, NY is 2 hours south, and New York City is just a 4.5-hour drive.

## ACCESS

The land has excellent existing access with approximately half a mile of frontage along NY State Route 9. There are gated entrances at both the south and north property boundaries. The internal southern road is gravel, with good culverts and drainage, suitable for low-clearance vehicles.

An additional gated access to the property is on the northeast corner off NY Route 9. A short road leads to a large clearing where Cold Brook exits the beaver ponds and flows north. Due to its easy access from the state road, gentle grade, and the existing clearing, this area would make a nice house or camp location.

The property has 68 acres on the southeastern side of Interstate 87. Access to this portion of the land is challenging, which has been taken into consideration in the listing price. In the winter months, this part of the property can be accessed via a public snowmobile trail originating on the neighboring property to the south off Deerhead Road. However, the year-round access road is currently contested.



Clearing at the North gate.



The lower cliff bands of Poko Moonshine Mountain.



Road frontage along Route 9 looking North with the cliffs in the distance.



## SITE DESCRIPTION

The terrain along the upper northern and eastern boundaries is relatively steep, leading to several small cliff bands, part of the upper Poko Moonshine Mountain outcroppings. Cold Brook, which originates on bordering state land to the northeast and is a major tributary of the North Branch of the Bouquet River, drops dramatically along the northern property boundary in a series of waterfalls and chutes, before the grade becomes relatively flat, draining into a large natural bowl where there are a series of attractive beaver ponds. Several established campsites are around these ponds and accessible via a 0.8-mile hard gravel road, which originates at a gate off NY Route 9N at the southeastern corner of the property.

The forest is predominantly young mixed hardwoods, and various logging trails split from the main road, allowing ATV access to much of the property. From the main southeastern gated entrance, the internal road follows the southern property boundary, first climbing gradually to a small clearing with impressive views of the lower cliffs on Poko Moonshine Mountain to the north. The road then drops, crosses several small streams that have good culverts, and eventually splits, with the upper road dead ending at the border with state land where the public trail to the Poko Moonshine fire tower is a short walk away, while the lower road goes to an established campsite with a lean-to where Cold Brook flows into the first beaver pond.

Accessing the property from the northern gate off State Route 9N, a short driveway leads to a large clearing. Here, Cold Brook exits the beaver ponds and flows north.

## TAXES & TITLE

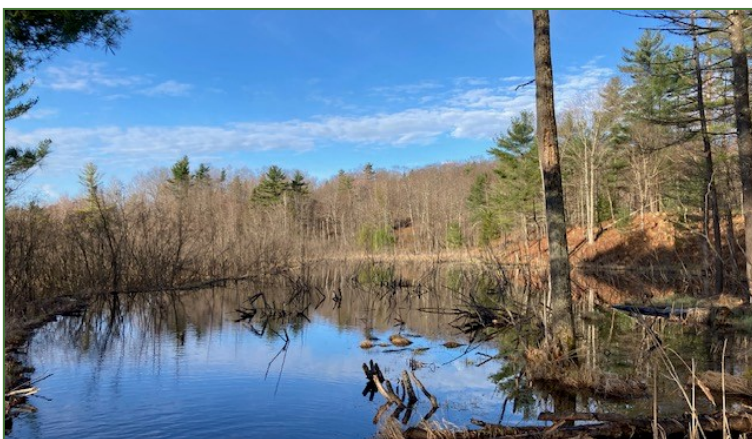
The property is owned by Phillip Moore. The annual property taxes are \$728.42. The deed can be found in the Essex County, New York Deed Book 1721, Page 36.



Upper beaver pond from one of the property's campsites.



Cascades along Cold Brook flowing along the northern boundary.



Middle Beaver Pond.

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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.

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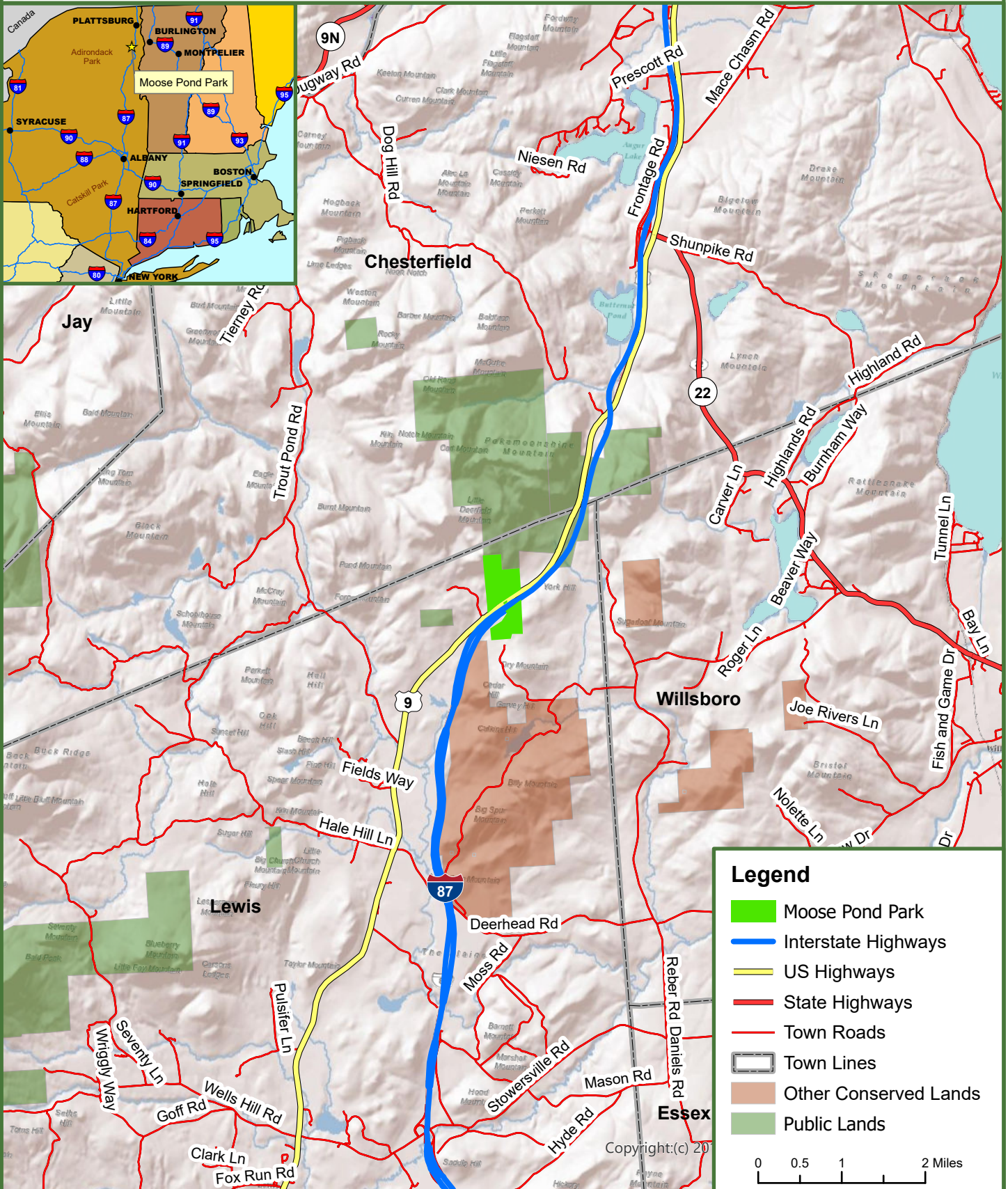




# Locus Map Moose Pond Park 190.9 Tax Acres Lewis, Essex County, New York



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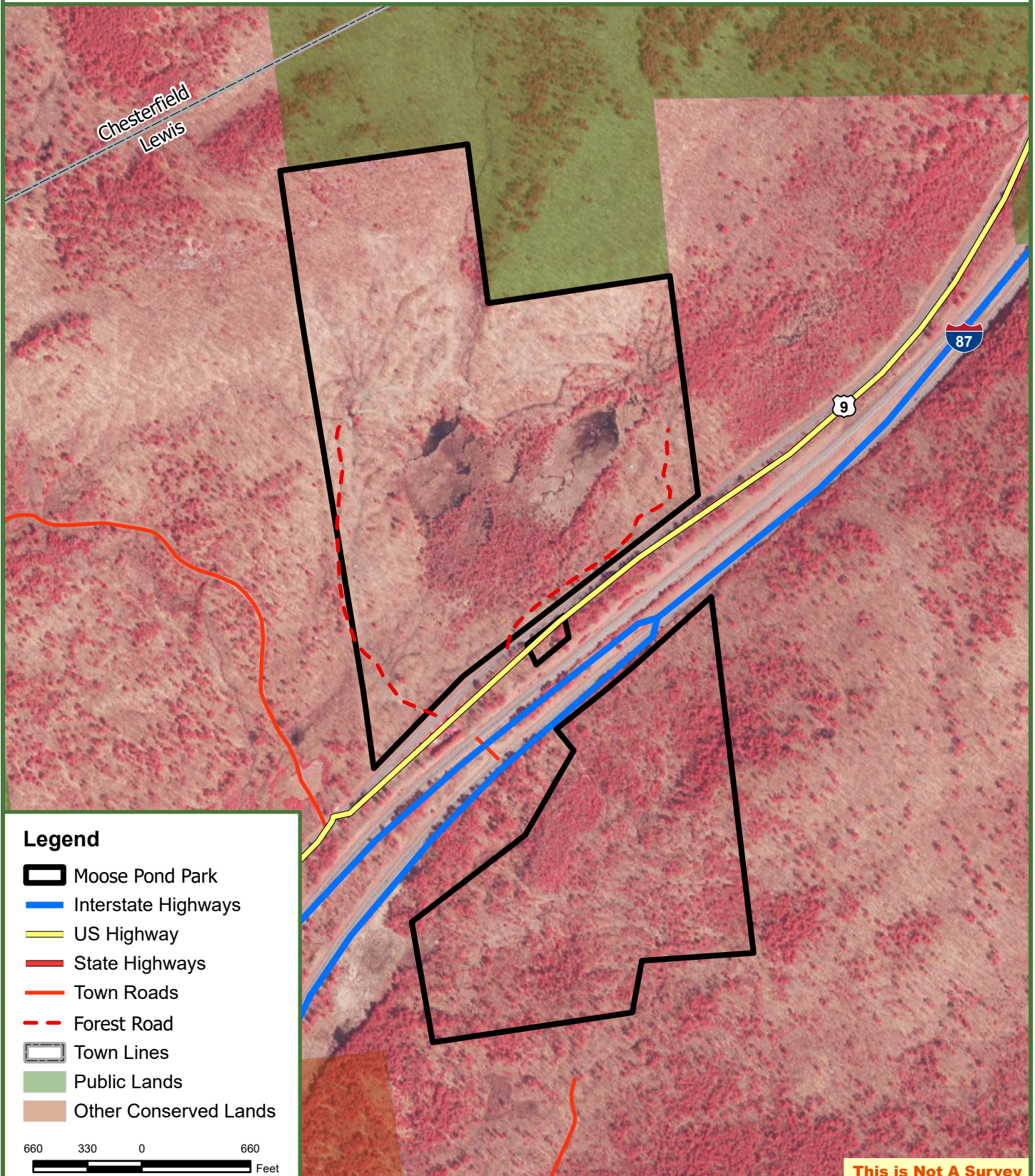


# Moose Pond Park

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## Legend

- Moose Pond Park
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Forest Road
- Town Lines
- Public Lands
- Other Conserved Lands

660 330 0 660  
Feet

**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.



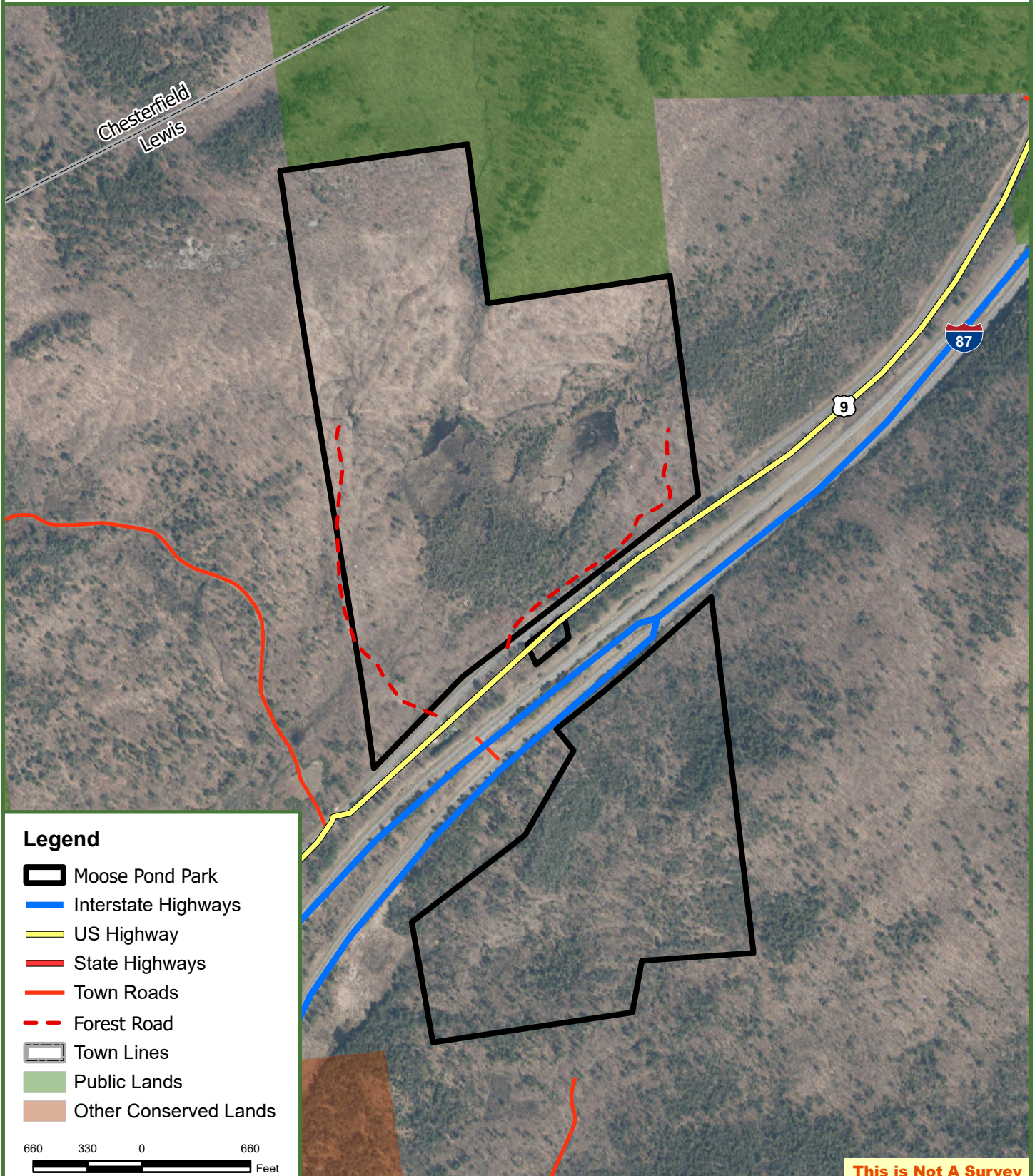


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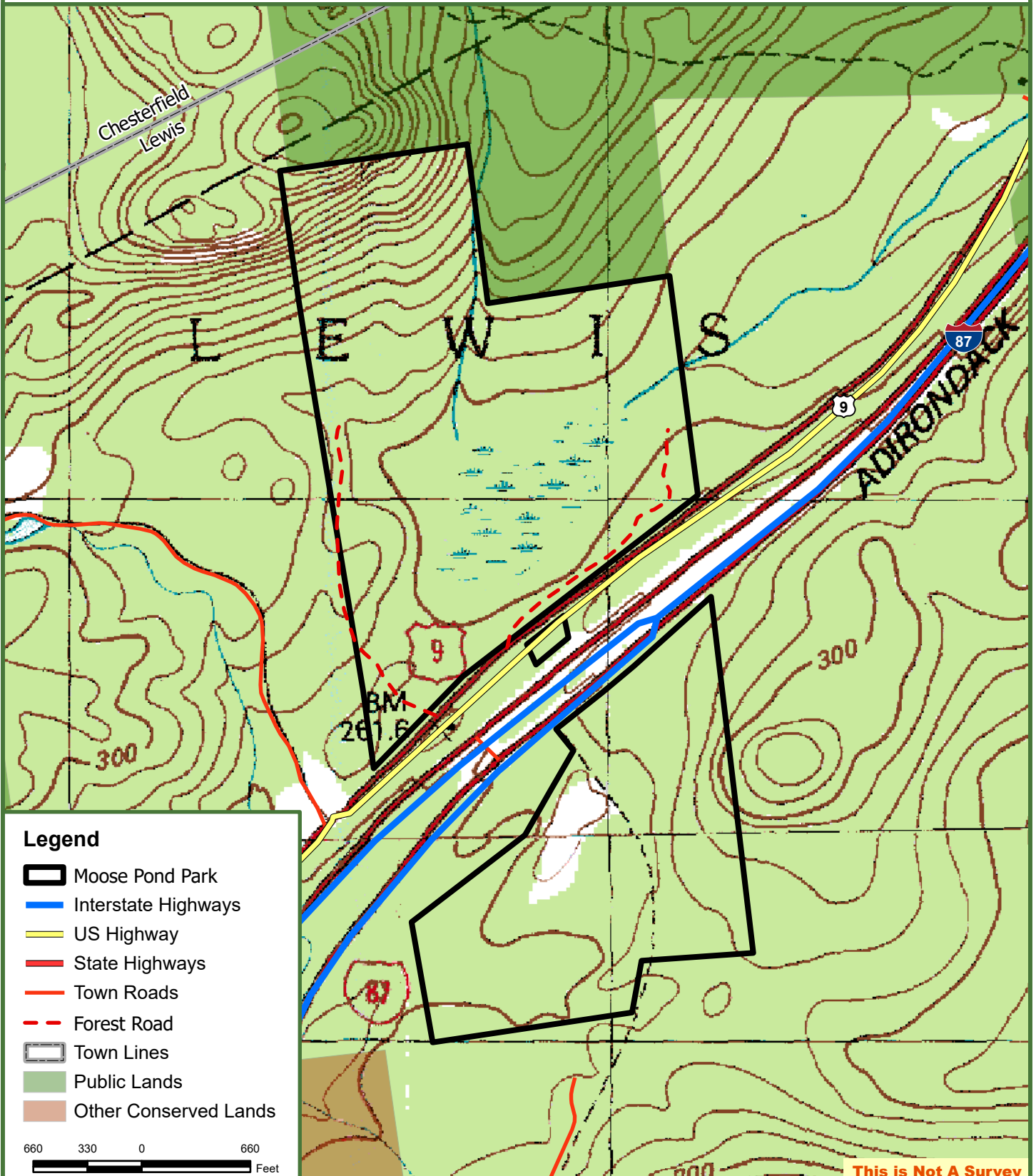


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## New York State Disclosure Form for Buyer and Seller

### 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 Sam Caldwell (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: \_\_\_\_\_