

BALDFACE MOUNTAIN FOREST

A northcentral Adirondack forestland parcel surrounded by Forever Wild State Land, with developed access from a paved road, large private pond and sweeping view of Baldface Mountain.



The land's private pond looking east. The entire shoreline is near the property's center.

***200 Tax Acres
Franklin, Franklin County, New York***

Price: \$275,000

LOCATION

Baldface Mountain Forest is an easily accessible multiple-use property located in the northcentral section of New York's Adirondack Park. The land is surrounded by the 83,405 acre Debar Mountain Wild Forest, one of the largest wilderness units within the Park. From the property, is direct hiking access to the 2,867' Baldface Mountain, whose peak (just 1,760' to the west), and exposed rock outcrops looms large over the property, creating private hiking access to this scenic mountain.

Locally, the surrounding landscape is distinguished by its vast natural beauty, which is forever wild and natural. Given the considerable local state land and nearby Sable Highlands Conservation Easement ownership covering over 84,000 acres, there are no nearby homes. This undeveloped region is anchored by the nearby lakeside hamlet of Loon Lake, 9 miles to the south, a popular, seasonal tourist community.

The largest nearby towns are Saranac Lake (population 4,825), 28 miles to the south, and Malone (population 14,139), 22 miles to the north, both communities offering full retail and dining amenities.

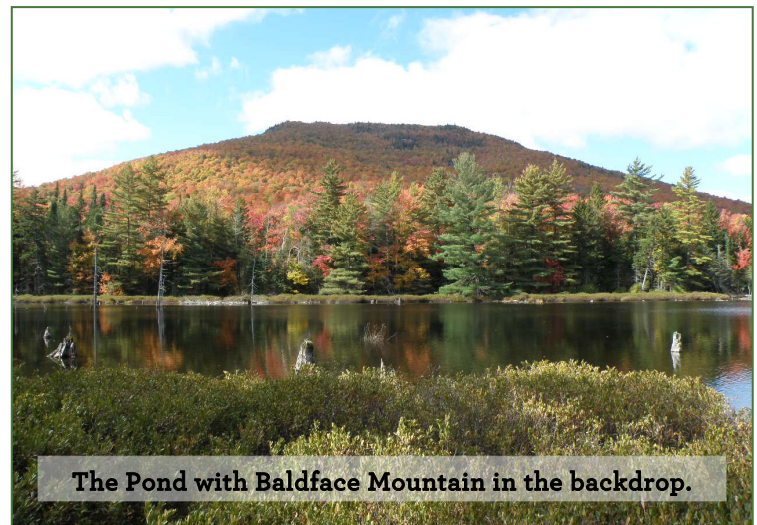
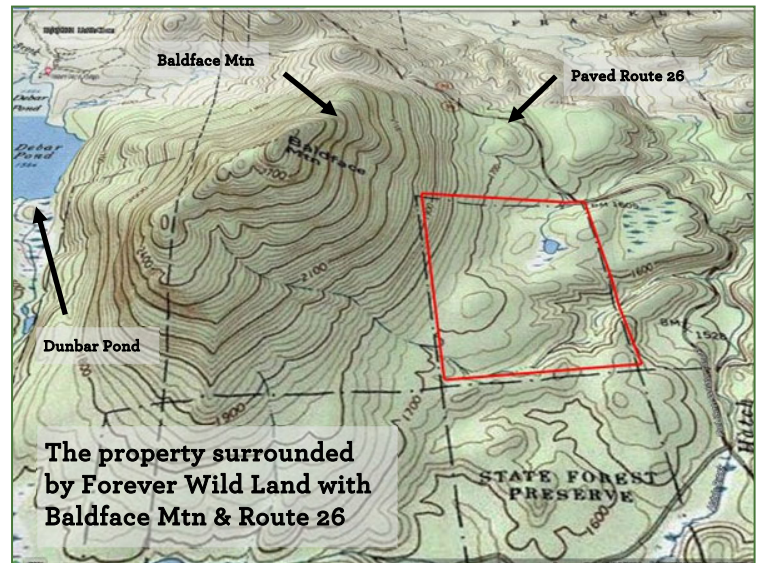
Albany, the state's capital and home of the Albany International Airport, is a 3 hour drive. Montreal, Canada is a 2 hour drive.

ACCESS

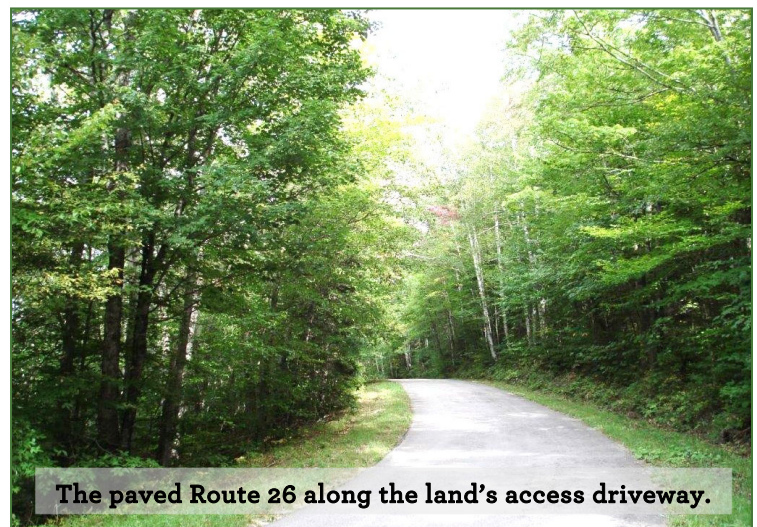
While the property is virtually surrounded by DEC Wild Land Forest ownership, the land touches the paved and year round maintained Route 26 (aka Port Kent-Hopkinton Turnpike), providing legal access to the land.

An existing gated gravel driveway leads into the land directly from Route 26 and heads in a westerly direction for +/-440' to a large clearing and former log landing, an ideal location for an off grid camp or home with incredible views of Baldface Mountain.

Internal access is provided by several logging trails which wrap around the land's private pond. These trails have begun to grow in with vegetation so maintenance will be required by the new owner to allow for easy walking.



The Pond with Baldface Mountain in the backdrop.



The paved Route 26 along the land's access driveway.

SITE DESCRIPTION

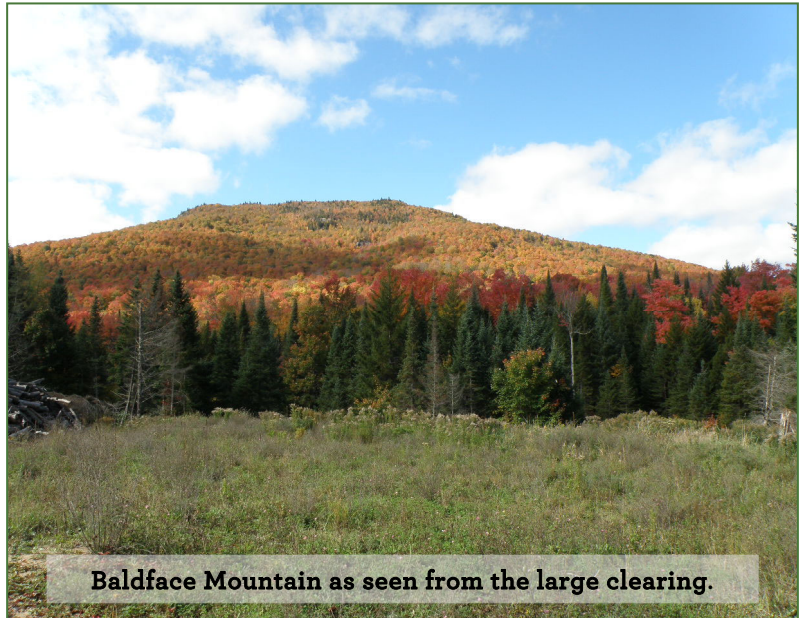
The property offers three notable attributes starting with its unique position of being entirely surrounded by State Wildlands, a seldomly occurring situation within the Adirondacks, offering protection of the land's scenic vistas and direct access to this conservation gem. For those who enjoy hiking, the adjacent Wildlands offers endless hiking to the nearby peaks and lakes within the State Preserve.

A second notable attribute is the land's scenic view of Baldface Mountain and surrounding landscape which are available from the potential home/campsite.

Lastly, the property includes the entire shoreline of a private, un-named pond just a short walk from the clearing. The pond is roughly 5.3 acres and rimmed with a dense, old softwood forest stand. This pond is well suited to paddling, fishing and for some, swimming.

The land's terrain is variable but mostly gently sloping with the exception of some steeper land along Baldface Mountain's eastern slopes, and an oxbow along the land's small stream as it leaves the property's southeast boundary. This latter location offers a nice hiking destination.

Elevation ranges from 1,920' along the lower slopes of Baldface Mountain to 1,560' where the stream exists the property. Aspect is variable but open and sunny at the potential home/campsite.



Baldface Mountain as seen from the large clearing.



The pond and its surrounding unbroken forest cover.



The land's clearing in view lower center, looking east towards Route 26 and beyond to State Land and the Highlands Conservation Easement ownership.

NATURAL RESOURCES

The forest resource was partially harvested about 8 years ago. On areas where most of the logging occurred, the residual forest cover is variable with some areas heavily cut with few overstory trees and in other areas a partial overstory remains. The entire area around the pond is mostly untouched and consists of dense, older stands where the average tree is about 80 to 100 years old. This area is scenic and easy to walk around. In addition, the oxbow along the stream in the southeast corner of the land had more limited harvesting where the overstory is much more intact. The trees in this area are also quite old.



Typical dense softwood forest stand leading to the pond.

Most of the soils are high and dry except some areas along the streams. Given the significant adjacent Wild Forest landscape, large mammals such as black bears, coyote, fisher cats, and white-tailed deer are common.

TAXES, TITLE & ZONING

The property's title is recorded in a 2002 deed in Liber 805, Page 76 within the Franklin County Clerks Office. Annual property taxes are +/--\$2,899. The property is NOT enrolled in the State of New York's 480-A Tax Program. The 480-A program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. The property is in the Adirondack Park Agency's Rural Use Zone. No soil test pits have been taken.



Fall view of the Pond and lower slopes of Baldface Mountain, entire property in view is the land.

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

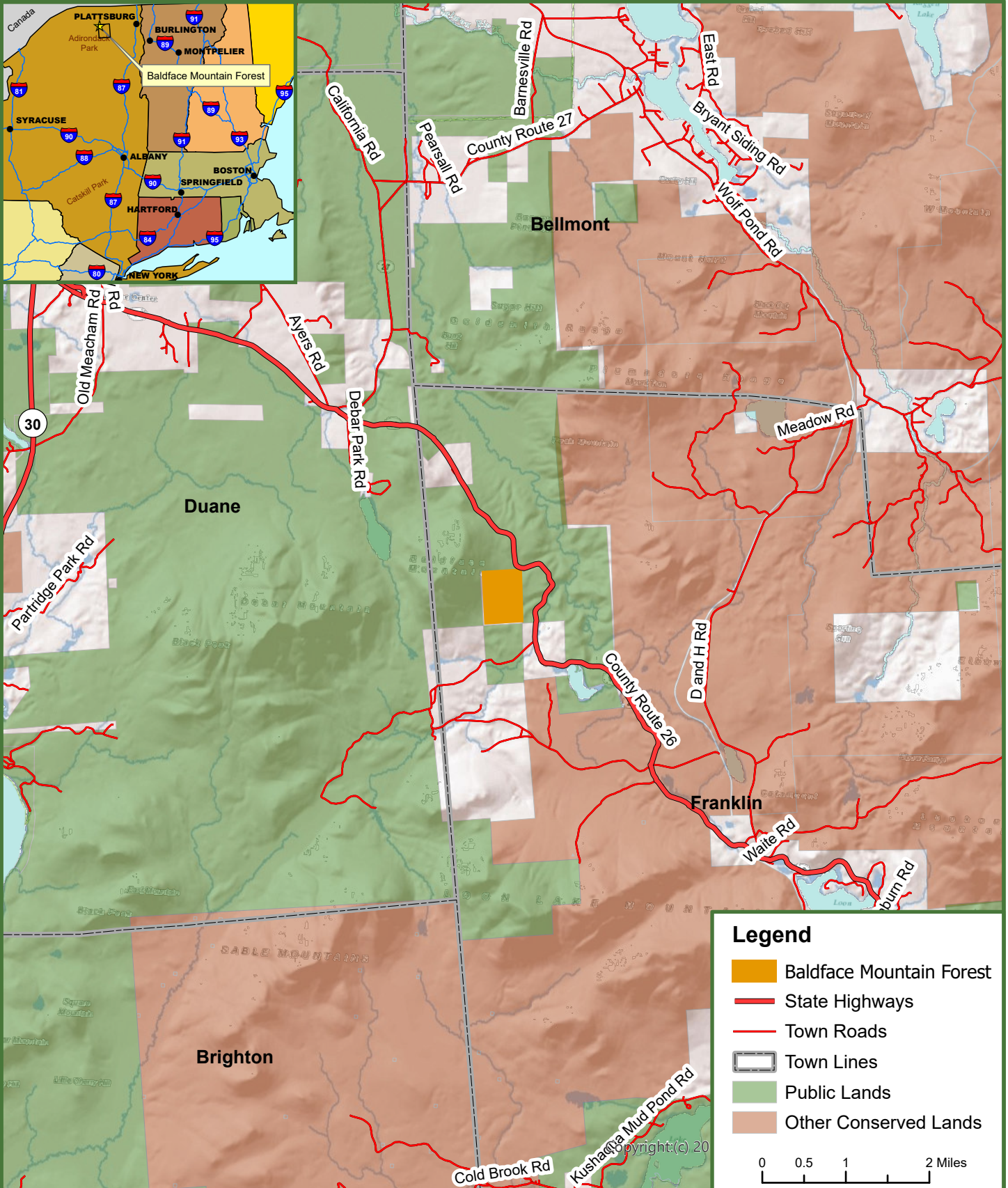
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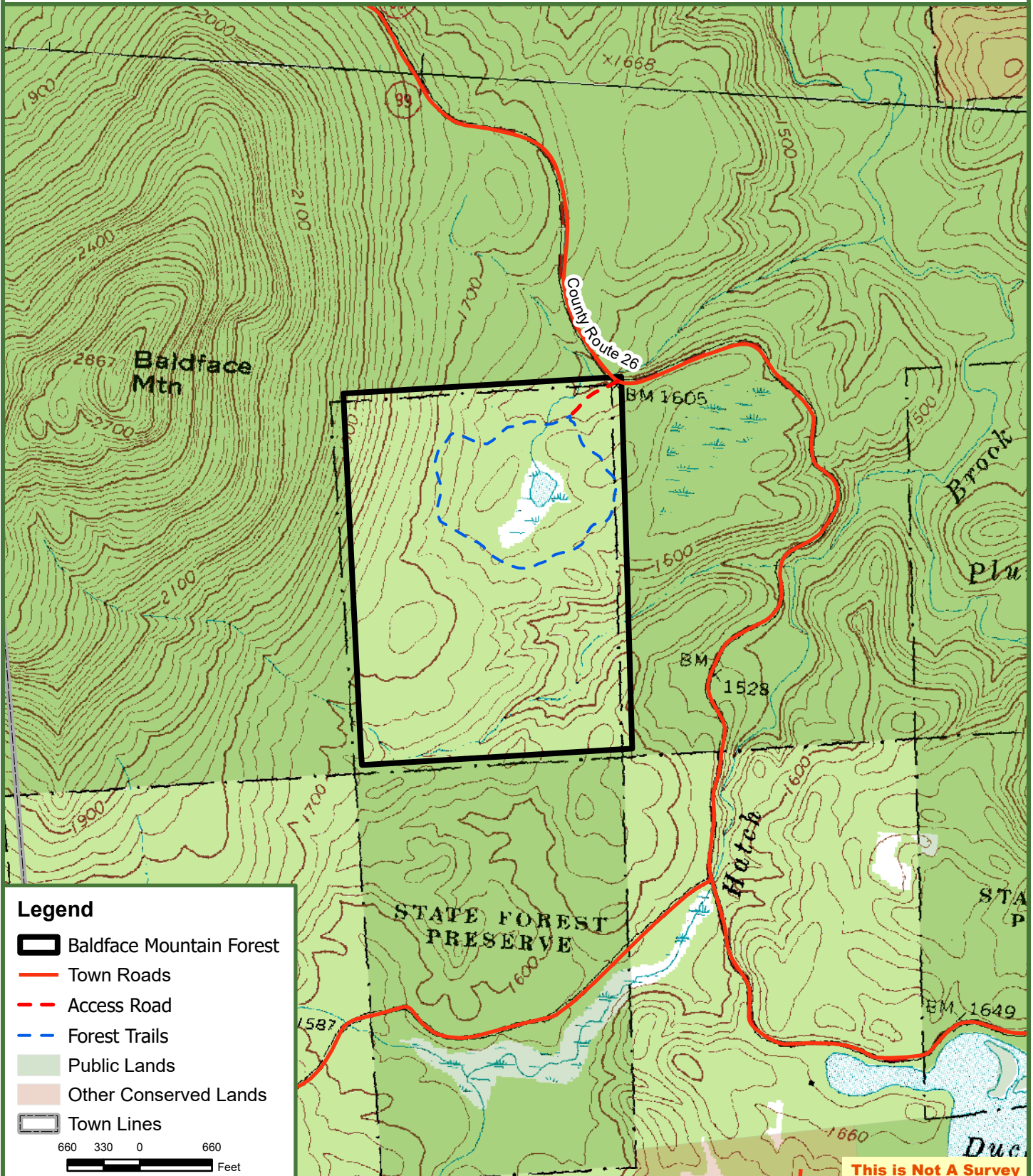
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



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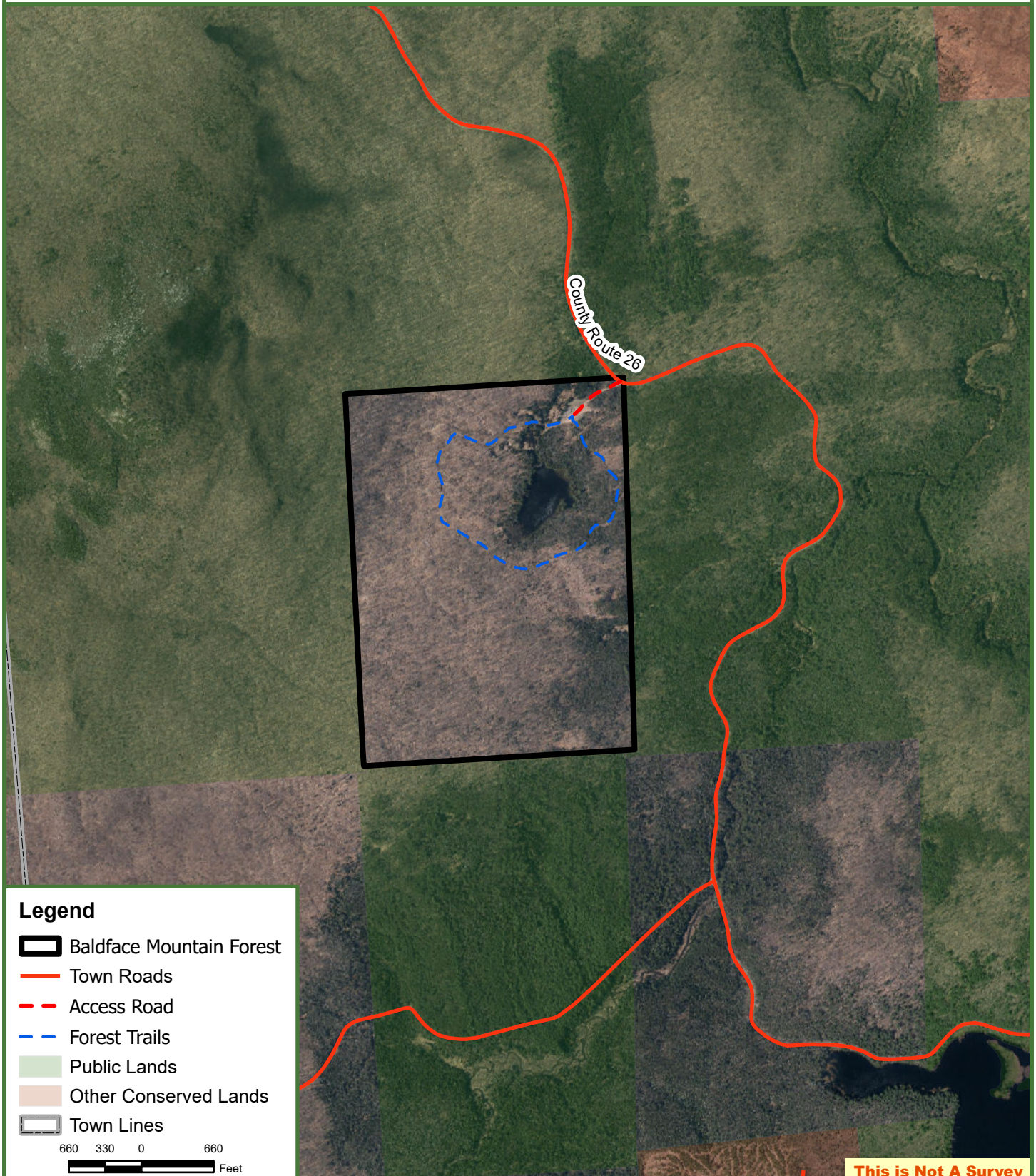
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New York State Disclosure Form for Buyer and Seller

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 _____ (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: _____