

ROUTE 30 PARCEL

A northern Adirondack woodlot along a paved road with maturing timber and camp build options.



The land's maturing softwood stand w/the hardwood knoll seen in the backdrop. Kary Mtn is to the left.

38 Tax Acres
Duane, Franklin County, New York

Price: \$59,000

PROPERTY OVERVIEW

The land offers paved road frontage with camp development, recreation and woodlot management options.

LOCATION

The land is situated along Route 30 in the northcentral section of New York's Adirondack Park. Nearby is the western block of the Chazy Highlands Wild Forest, a large wilderness within the Park.

Regionally, the surrounding landscape is characterized by undeveloped forestland however locally, the immediate area is host to many ponds (including Eagle and Horseshoe) supporting many seasonal camps and year round homes. Adjacent to the property most of the homes are year round. Also nearby is the Titus Mountain Ski Center 10 miles to the north.



Route 30 with the neighbor to the north & Humbug Mt in view.

The largest regional towns are Saranac Lake (population 4,825), a 40 minute drive to the south, and Malone (population 14,139), 15 miles to the north, both communities offering full retail & dining amenities.

Albany, the state's capital and home of the Albany International Airport, is a 3 hour drive. Montreal, Canada is a 1.75 hour drive.

SITE DESCRIPTION

The land's terrain is mostly level with the exception of a slope rise in the eastern quadrant where soils are generally well drained, the best location for camp development. The area with level terrain is generally poorly drained but supports a productive softwood forest. Elevations range from 1,560' ASL at the eastern end of the property, down to 1,460' near the road frontage.

While the land is situated along Route 30, a main artery in the area, once on the land, the dense forest conditions and old trees provides a deep woods feeling and sense of privacy.

The flat terrain offers a great platform for hiking trail development amongst the dense softwood canopy. Trail location will have to navigate the drier sites plus in a few areas the thick understory softwoods will need to be cleared along the trail.

The land's highest and best use is recreation and camp development, however it's liquid timber value comprises a considerable component of its overall value, offering immediate income options.



ACCESS & BOUNDARIES

The property has +/-900' of frontage along Route 30, a paved, major artery in the northern Adirondack Park. Much of the frontage drops off to the land with a roadside guardrail limiting development of a driveway to possibly the extreme northern or southern end of the frontage.

There is no developed internal access.

Boundary lines are old and difficult to find.

TAXES & TITLE

Since 2004 the property has been owned by the Estate of Lincoln Kilbourne with reference to a Deed found in Liber 848 Page 22, in the Franklin County Clerks land records. The property totals 38 Town Acres. 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. Taxes for the property for 2023 were \$574 for entire property.



Route 30 with the land's frontage to the right.



The land's level red spruce and balsam fir softwood stand with its mossy ground cover.

TIMBER RESOURCE

The timber asset represents immediate income potential from the land’s mature and maturing timber resource.

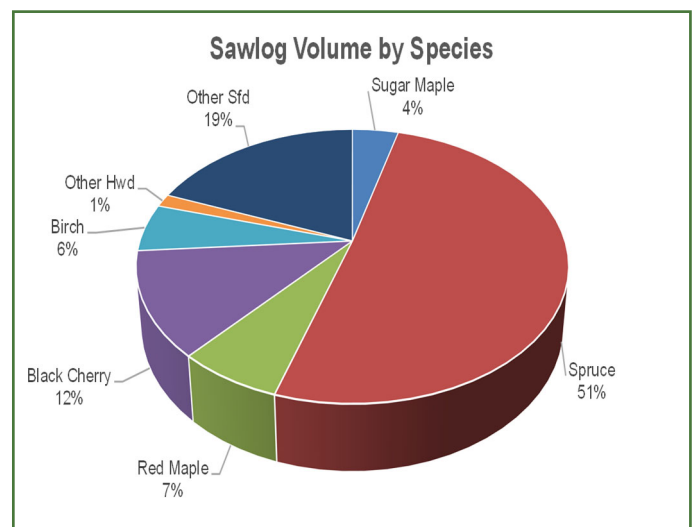
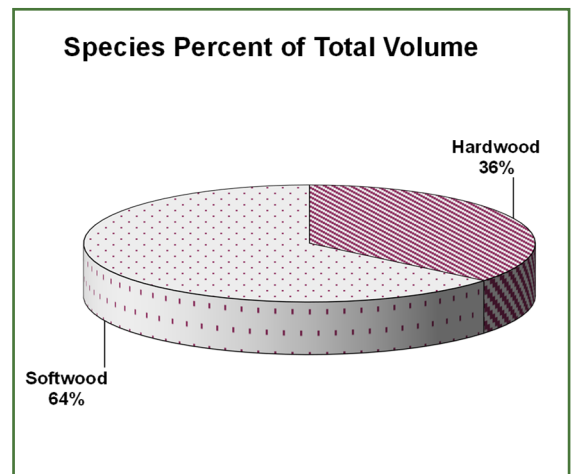
Timber data in this report is based on a timber inventory conducted in September of 2003 by Fountains Forestry. Upon applying growth through 2021, the timber data reveal a total sawlog volume of 197 MBF International ¼” scale (5.2 MBF/commercial acre) with 647 pulpwood cords (17.0 cords/commercial acre). The combined total commercial per acre volume is 27.4 cords, a figure average for the region. Based on this information, stumpage values were assigned by F&W Forestry Services in September of 2023, producing a property-wide Capital Timber Value (CTV) of \$34,600 (\$911/commercial acre). See the Timber Valuation in this report for details.



Species Composition:

The species composition is dominated by softwoods at 64% of total volume (mostly spruce/fir) with hardwoods holding the balance. The sawlog volume breakdown is dominated by a maturing spruce/fir stand on the level terrain. Black cherry, The Maples and other miscellaneous hardwoods hold the balance which is primarily located on the terrain rise at the land’s eastern quarter. (see graph to right).

The timber resource has not been harvested in many decades resulting in high stocking and larger diameters. The maturing spruce /fir stand has a thick understory in most areas and thus is hard to walk through. The hardwood dominated area has a more open understory and easy to hike.



TIMBER VALUATION



Route 30 Parcel Estimated Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Duane, New York
September 2023

38.0 Total GIS Acres
38.0 Commercial GIS Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF					
Sugar Maple	8	375.00	550.00	415.00	3,500
Spruce/Fir	99	90.00	125.00	115.00	11,400
Yellow Birch	8	225.00	300.00	265.00	2,200
White Birch	3	75.00	125.00	80.00	200
Red Maple	13	150.00	250.00	200.00	2,500
Black Cherry	24	275.00	400.00	325.00	7,700
White Ash	1	200.00	300.00	220.00	300
Beech	1	45.00	75.00	50.00	100
Aspen	1	40.00	55.00	45.00	100
Hardwood Pallet	1	45.00	75.00	55.00	100
Cedar	3	40.00	70.00	45.00	100
Tamarack	34	40.00	70.00	45.00	1,500
Pulpwood - Cords					
Hardwood	283	8.00	13.00	12.00	3,400
Spruce/Fir	194	3.00	5.00	4.00	800
Other Softwood	169	2.00	4.00	4.00	700

Totals					
Sawtimber Total	197	MBF			\$29,700
Sawtimber Per Acre	5.185	MBF			\$781.58
Sawtimber Per Comm. Acre	5.185	MBF			\$781.58
<hr/>					
Cordwood Total	647	Cords			\$4,900
Cordwood Per Acre	17.0	Cords			\$128.95
Cordwood Per Comm. Acre	17.0	Cords			\$128.95
			Total Per Comm. Acre		\$910.53

Total Value	Low	High	Likely
		\$27,723	\$41,147

Based on a 2003 inventory cruise by Fountains Forestry updated with 18 years of growth (2.0% on sawlogs and 1.5% on pulpwood).

Stumpage values do not account for the cost of road work to improve log truck access.

The volumes and values reflect estimated total 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.



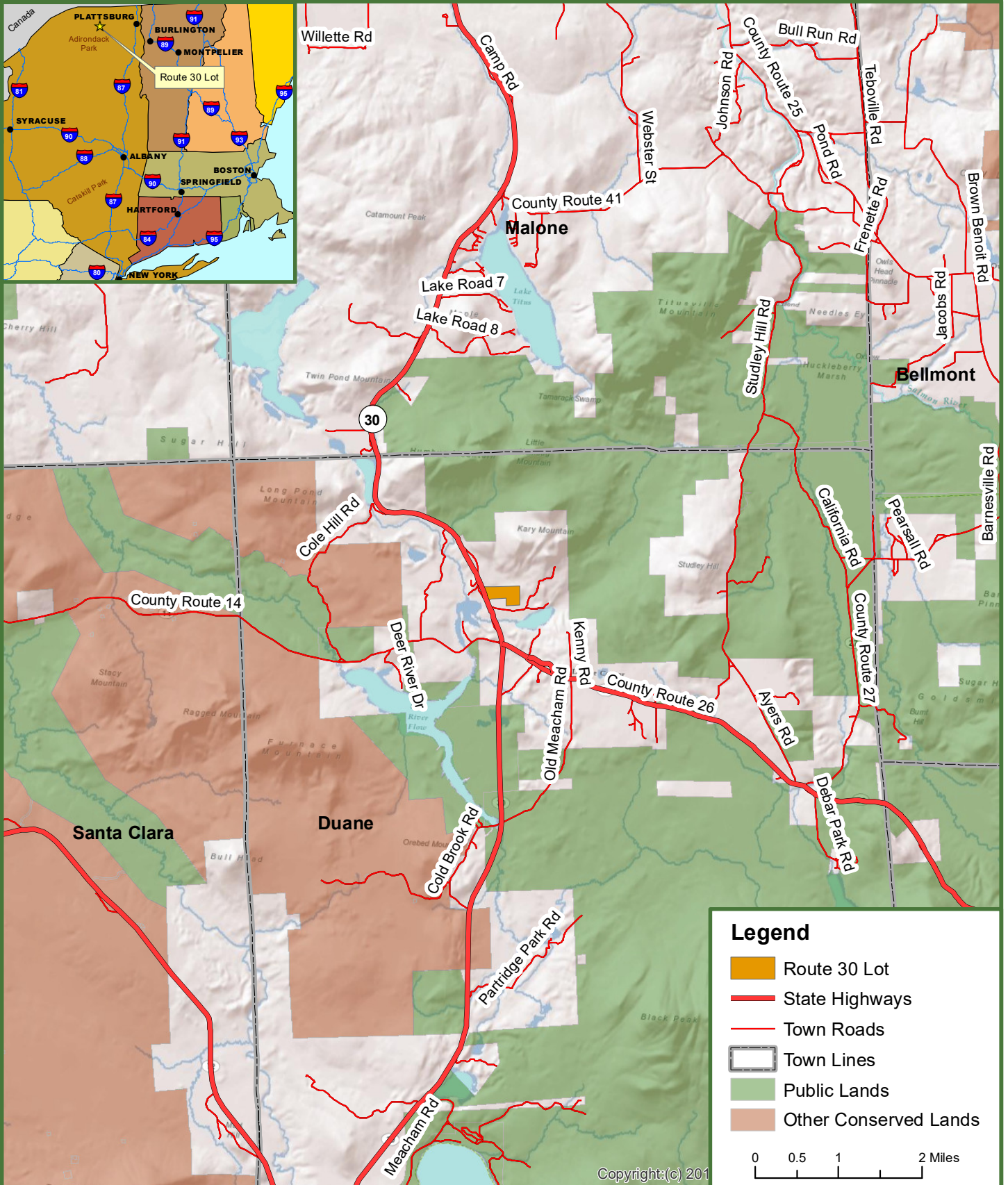
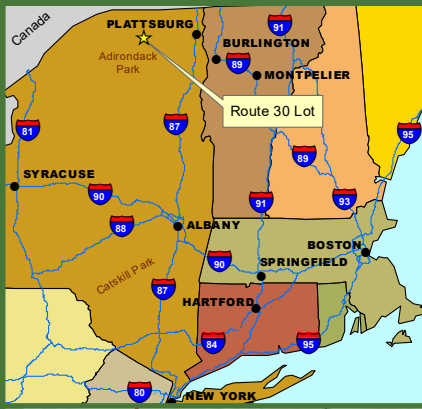
Locus Map Route 30 Lot

38 Tax Acres

Duane, Franklin County, NY



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Legend

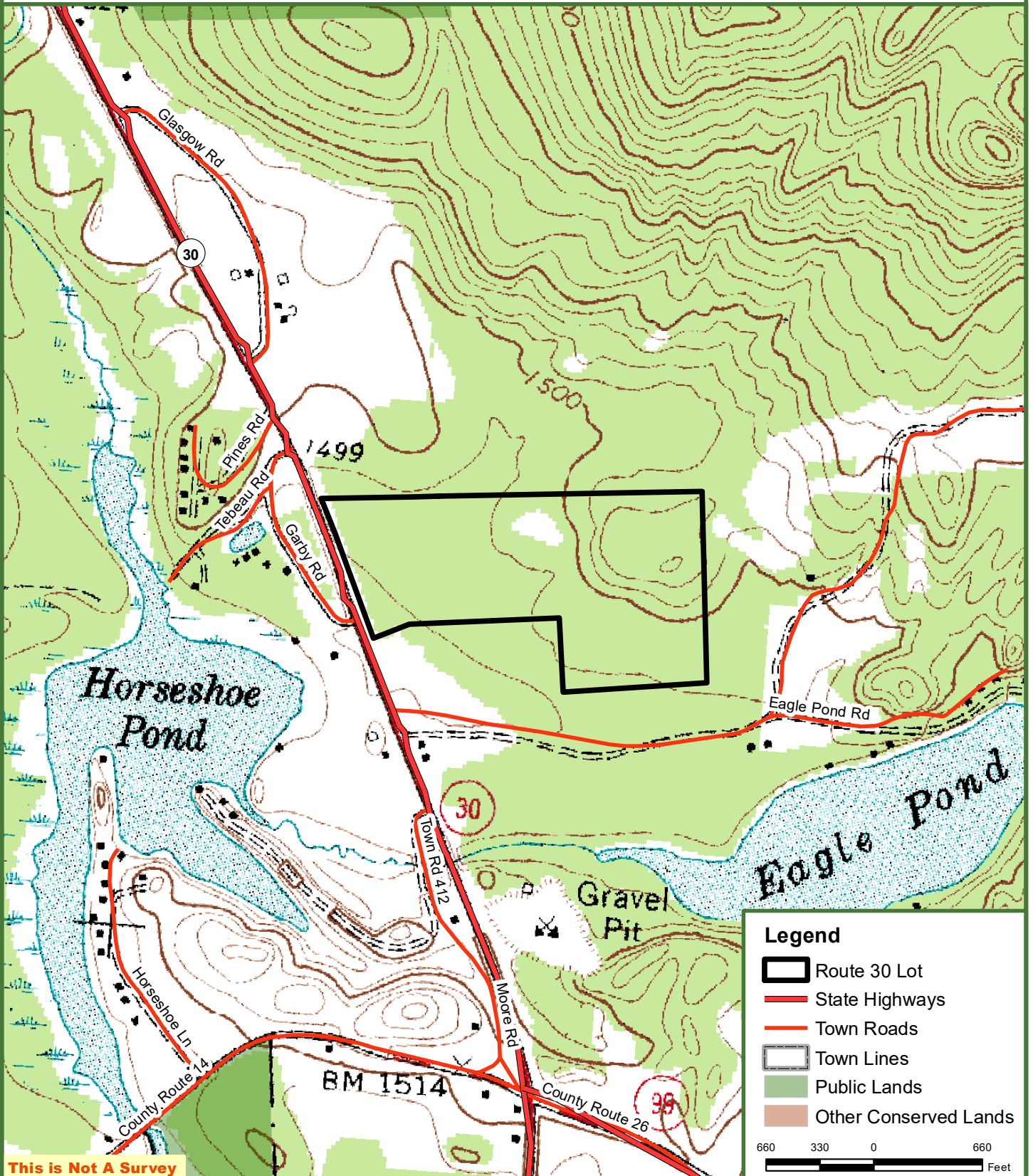
- Route 30 Lot
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands



Copyright: (c) 2011

Route 30 Lot

38 Tax Acres
Duane, Franklin County, 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

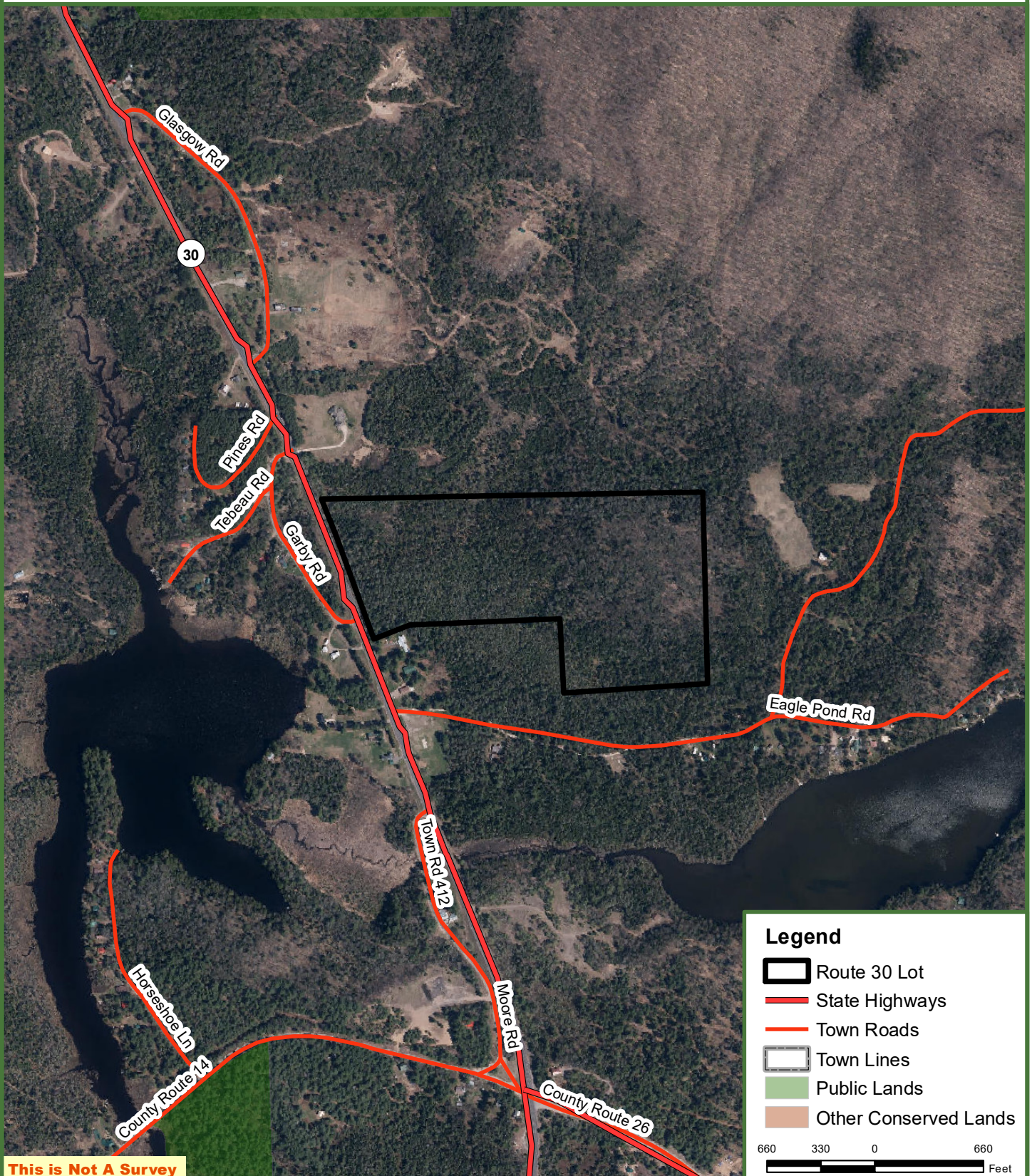


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New York State Disclosure Form for Buyer and Seller

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 _____ (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: _____