

WILMINGTON RANGE FOREST

With a State Wild Forest as a neighbor, and just 20 minutes from Whiteface Mountain Ski Resort, this large property offers a compelling rural estate opportunity.



***994 Tax Acres
Black Brook, Clinton County, New York***

Price: \$704,000

LOCATION

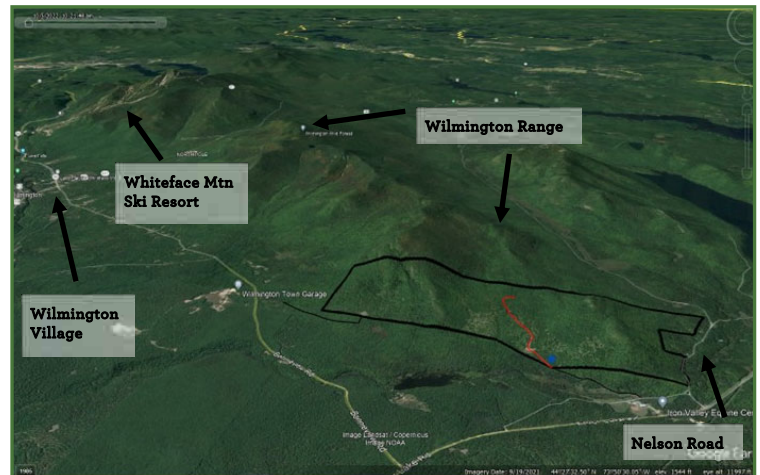
The property is located in the southern portion of Black Brook, Clinton County, NY. This sparsely populated town, and the property itself, sits at the edge of the Wilmington Range of the Adirondacks, between the Saranac River to the north and the Ausable River Valley to the south. The surrounding rural area is distinguished by its picturesque, mountainous setting, highlighted by the nearby High Peaks Region. The property abuts the 14,000-acre Wilmington Wild Forest, a large expanse of public land that extends south beyond White Face Mountain, New York's fifth highest peak. Along with abundant recreational opportunities on nearby state forest preserve lands, residents and visitors can enjoy recreating on nearby Taylor Pond, an 813-acre lake, also surrounded by State Preserve Land and only 2 miles west of the property. Motorized boating is permitted and the lake offers excellent fishing for lake trout, brown trout and Atlantic salmon.

Whiteface Mountain Ski Resort, one of New York's largest ski centers, is located 12 miles to the south along Route 86, while the eclectic Village of Wilmington is situated 7 miles away, on route to Whiteface. Wilmington (population 880) is a charming resort village with the nearby High Peaks providing a compelling scenic backdrop. Lake Placid (site of the 1932 and 1980 Winter Olympics) is roughly 19 miles from the property. Montreal, Canada is located 2 hours north, and New York City about 5.5 hours to the south.

ACCESS

The property benefits from nearly 1,200' of frontage along Nelson Road, a four-season town-maintained road linking the surrounding area to the nearby Silver Lake Road corridor. The terrain along this frontage consists of moderate to gently-sloped topography with well-drained soils. Electric utilities and phone service are available roadside, further enhancing residential development potential in the northern portion of the property.

The central portion of the property is accessed via a well-built private road that begins off East Kiln Road. This private road provides deeded right-of-way across the adjacent landowner to a locked gate along the eastern boundary line. From this point, the road extends for almost 3,000' into the heart of the property, climbing gradually into a broad valley where mountain views open up to the north and south. This central access road is suitable for most high clearance SUV vehicles. Internal access is complemented by numerous woods trails which extend from the road to remote portions of the tract and offer hiking opportunities into the Wilmington Wild Forest to the west and to the land's exposed rock out-crops.



SITE DESCRIPTION

Coupled with its ideal location and good access, the property offers strong residential potential in the parcel's vast central valley. This unique area is flanked by two high ridges (both terminating on the property with exposed rock outcropping, ideal hiking destinations) whose valley extends west well into the adjacent State Forest. A mountain stream, originating well within the preserve, marks the centerline of the valley, providing a clean, year-round water resource on the land.

The northern slopes of the central valley offer elevated southern exposures for appealing home sites with exceptional views. This area is within short walking distance of the State Preserve, where a mature forest contains two and three-foot diameter trees. Together, these attributes create a rare estate opportunity – a large, private tract, with good soils, excellent access, and close proximity to exceptional State Preserve Lands.

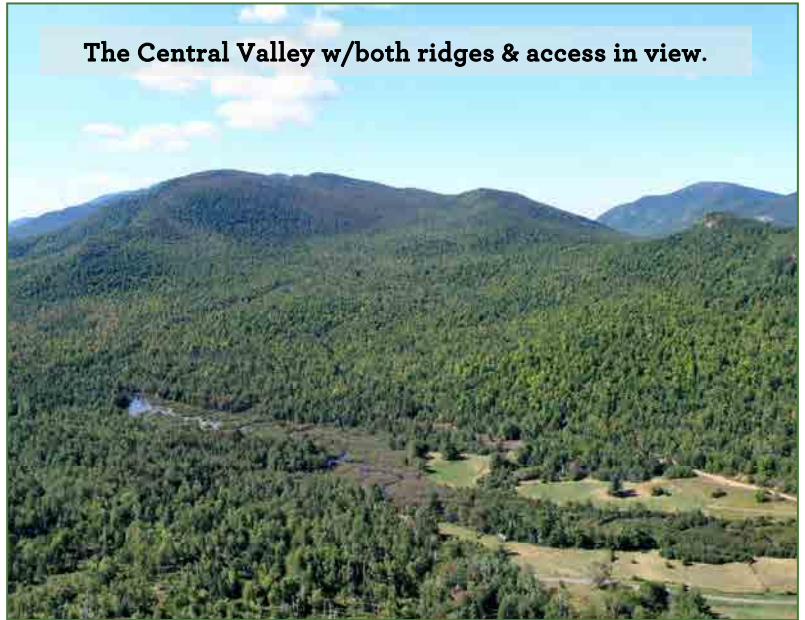
Approaching the property along the Nelson Road frontage, topography is moderate and well-drained, allowing attractive housing or subdivision potential. This area is set just below the northern ridge where compelling rock outcroppings provide a classic Adirondack setting.

The land occupies the northernmost tip of the Wilmington Range, a long ridgeline of scenic peaks extending south to Lake Placid. This upland terrain contains well-drained soils which are deepest in the valleys with shallower, glaciated soils on steep ridge slopes.

The southern section of the property falls precipitously off the southern ridge as rock ledges and ravines gradually blend into more moderate terrain and a secondary watershed. This watershed has been accessed for forest management purposes in the past via a road from Serenity Lane by permission from the adjacent landowner.

Elevation property-wide ranges from 1,170' ASL along the eastern boundary near the access road to 2,300' along the ridge in the southwestern corner of the land.

The Central Valley w/both ridges & access in view.



One of many ridgeline rock outcropping destinations.



The year round stream that bisects the central valley.



NATURAL RESOURCES

The terrain occupies several mid-slope ridge and valley sites that are ideal for growing northern hardwood stands. Much of the forest has seen harvesting from 2020 to the winter of 2023. Prior to this, forest management was conducted associated with the great ice event of 1998. That harvest activity has created a 25 year old age class that is now fully established and easy to walk through.

Given the significant adjacent Wild Forest landscape, large mammals such as black bears, coyote, fisher cats, moose and white-tailed deer are common.

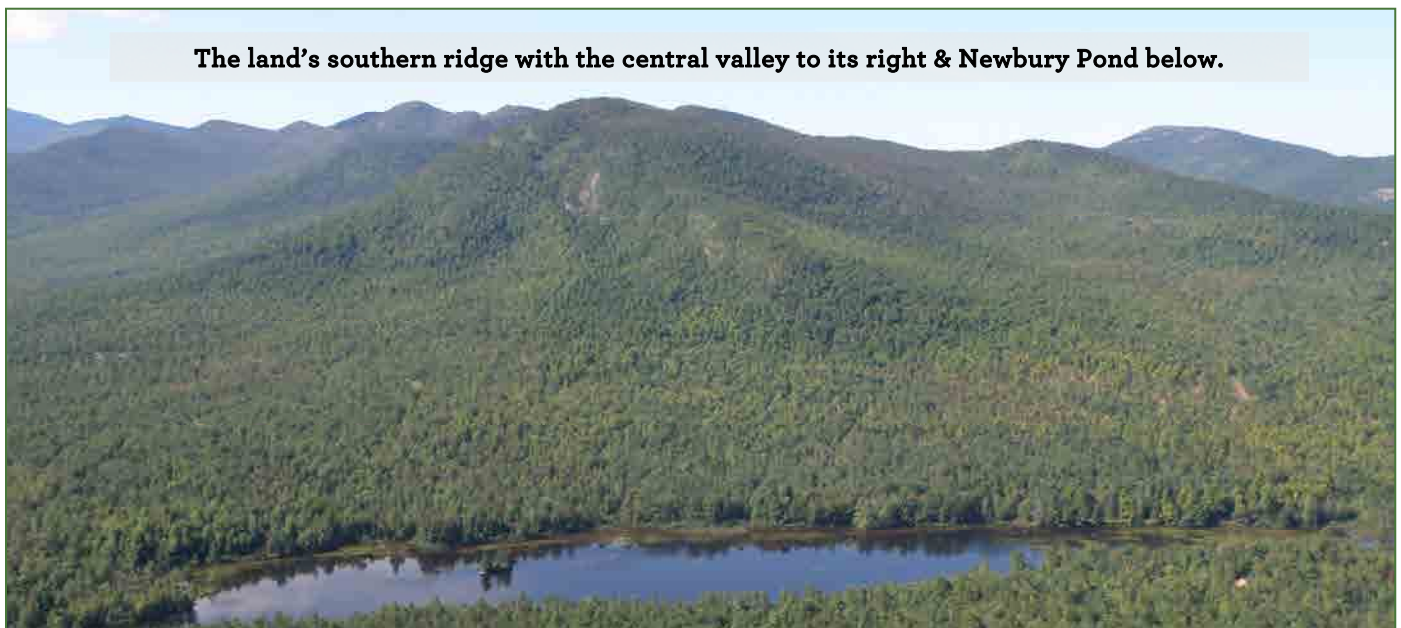
The property has two small streams which originate on the property and a larger stream that bisects the land, originating on the adjacent Forever Wild Forest.



Typical northern hardwood stand in area harvested.

TAXES, TITLE & ZONING

The property's title is recorded in a 2018 deed in Liber 20182, Page 97805 within the Clinton County Clerks Office. Annual property taxes are +/- \$8,363. 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. APA zoning classes for the property are 'Resource Management', which allows 42-acre subdivisions upon receiving necessary permit approvals, and 'Rural Use', which allows 8.5-acre subdivisions upon receiving necessary permit approvals. Certain spring and water rights appear to be held by neighboring ownerships.



The land's southern ridge with the central valley to its right & Newbury Pond below.

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.

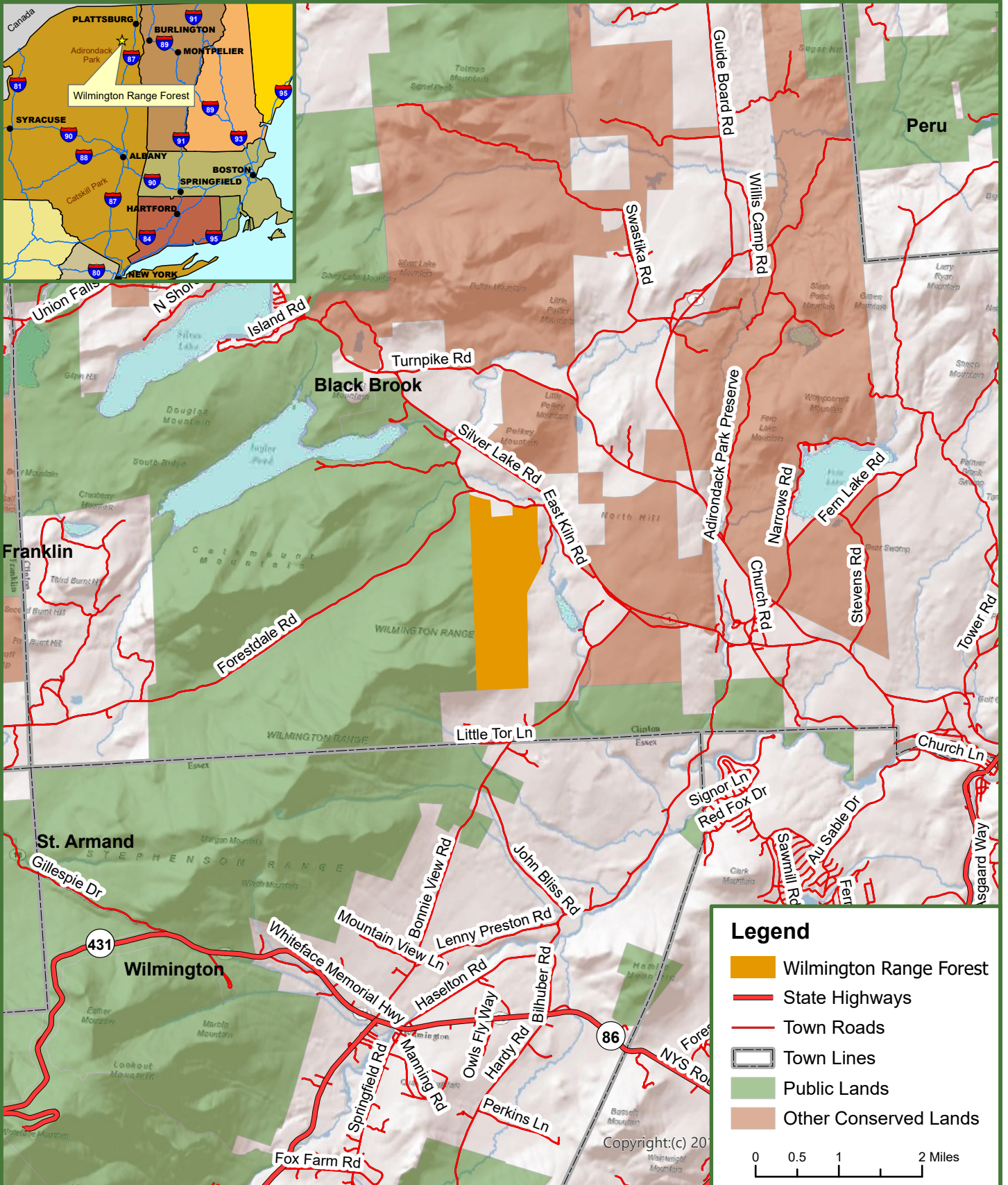
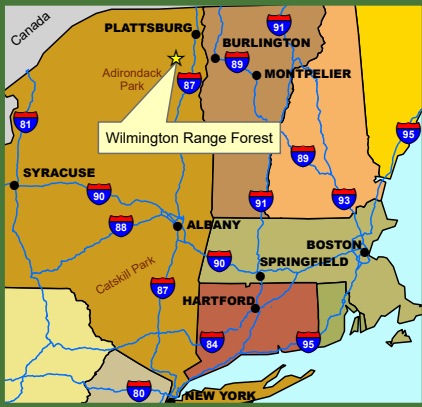


Locus Map

Wilmington Range Forest

993.9 Tax Acres

Black Brook, Clinton County, NY



Legend

- Wilmington Range Forest
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

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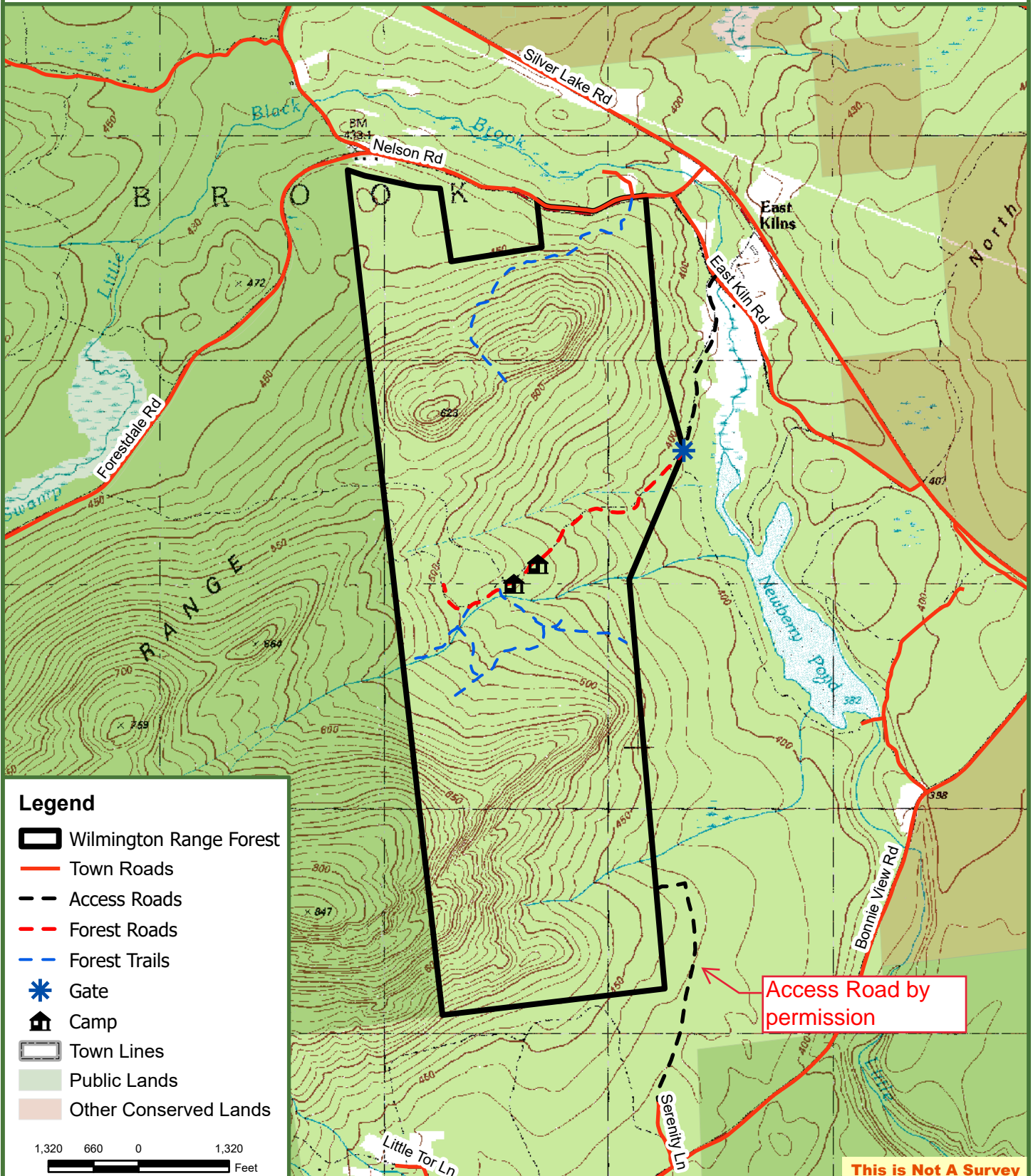
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Wilmington Range Forest

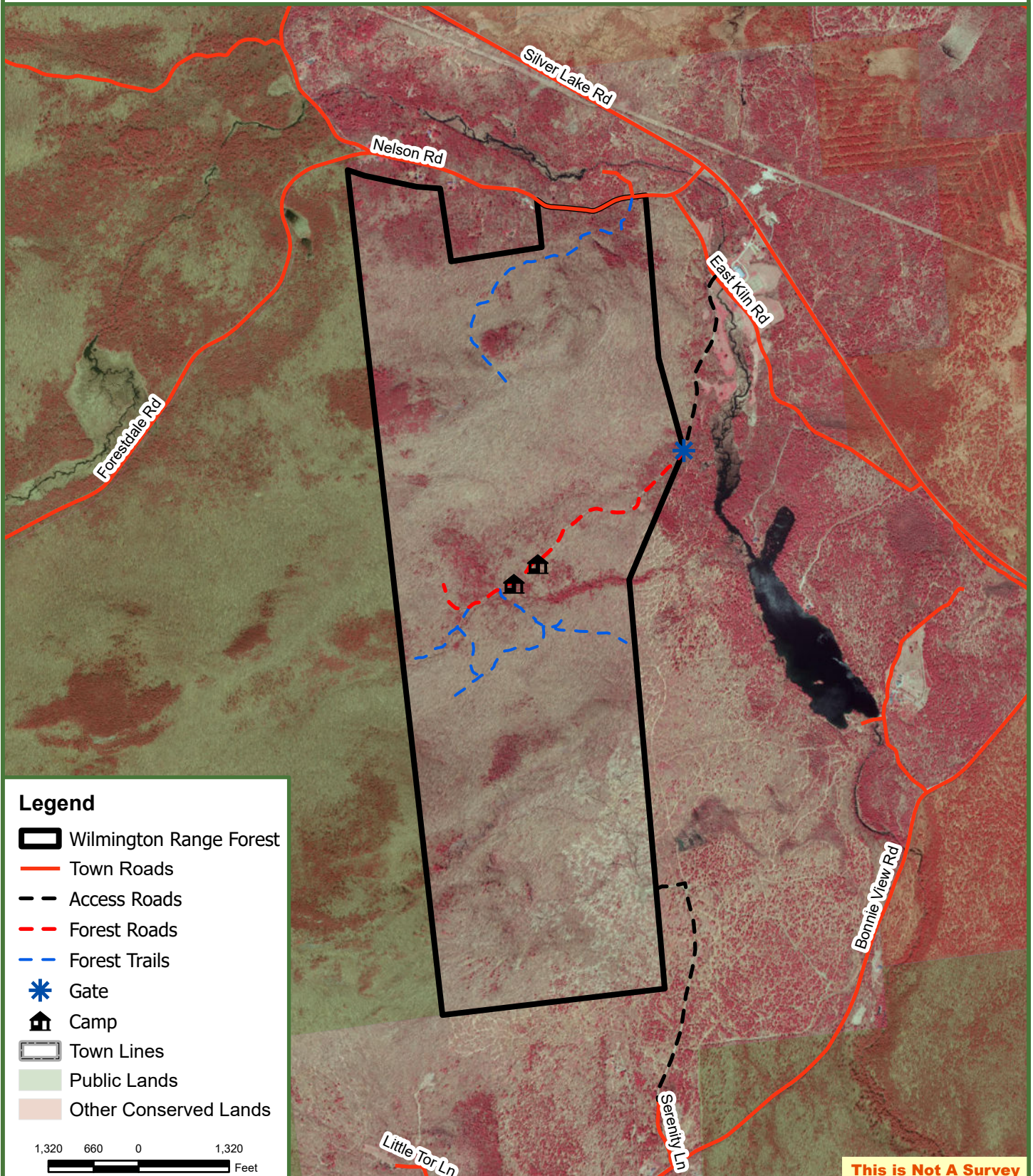
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New York State Disclosure Form for Buyer and Seller

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: _____