

KEEGAN HILL FOREST

A northcentral Adirondack forestland parcel adjacent to Forever Wild state land offering a home site envelope, nearby big lake amenity and, quality timber resource.



Picture of the land's nice camp/home building location, power & access is nearby.

175 Acres
Franklin, Franklin County, New York

Price: \$144,000

LOCATION

The property is located in the northeastern section of the Adirondack Park in the scenic Saranac River Valley. The Saranac River is a major Adirondack flow which originates west of Saranac Village and winds its way to Lake Champlain. The forest sits 1,200' from the western shore of Union Falls Pond, within a quiet, rural area with much of the surrounding land base held as NY State Forest Preserve and larger private forest holdings. Many of the homes and camps in this area are seasonal and clustered near Union Falls Pond, a popular fishing and canoeing destination.

Union Falls Pond is a dammed section of the Saranac River which covers nearly 1,700 acres whose length is about 6 miles long providing important Bald Eagle habitat.

Lake Placid Village is situated 19 miles to the south while Saranac Lake, one of the largest communities in Franklin County (population 4,900), lies 15 miles to the southwest. Plattsburgh and Lake Champlain are situated 45 minutes to the east.

Albany, the state's capital and home of the Albany International Airport, is a 3 hour drive. New York City is roughly a 6 hour drive while Montreal, Canada is nearly a 2 hour drive.

ACCESS

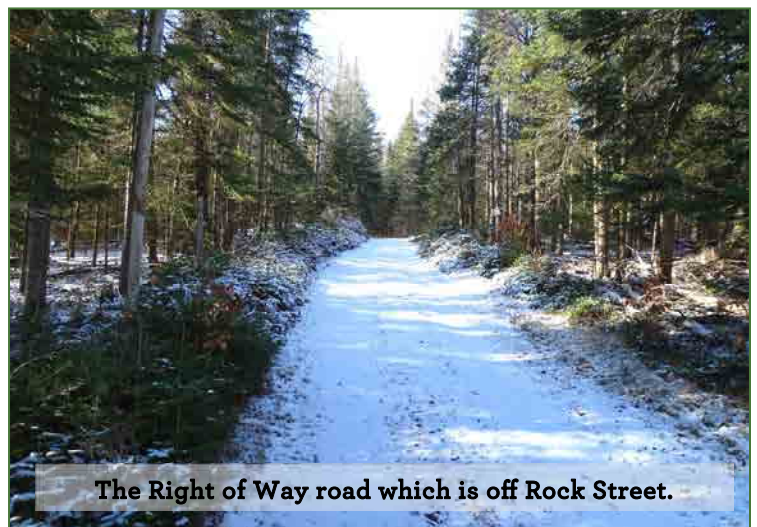
Access to the property is provided by a 750' long right of way road that originates at Rock Street to the east and enters the land at its easterly corner. This road is gravel-based and crosses a neighboring parcel over gentle terrain before reaching the eastern boundary. Once at the property, the road transitions into a four wheel drive jeep trail which continues westerly along the lands boundary for roughly 1,200'. Internal access is complimented by a well-established hiking trail that extends roughly 800' west from the end of the afore mentioned jeep trail.

The 53,280-acre Taylor Pond Wild Forest abuts the property's western boundary, significantly expanding the property's recreational reach.

Electric power and telephone services are available along Rock Street, 750' from the property boundary.



Union Falls Lake at nearby boat launch.



The Right of Way road which is off Rock Street.

SITE DESCRIPTION

The parcel is situated in a heavily forested basin south of Keegan Hill (Elevation 1,875'), an expansive hardwood ridge overlooking the western shore of Union Falls Pond. Overall, the property can be categorized into two main components. The first section of the tract comprises a 17.72 acre area located east of a utility line right of way. This zone has been designated as the "Residential Area" under the terms of the conservation easement (see description of easement below). This building envelope is comprised of gentle topography and moderately drained soils with reasonably close proximity to utilities.

The remaining 158 acres is situated west of the utility right of way. This area is comprised of a large forested saddle situated between Keegan Hill to the north and Burnt Hill to the west. Terrain here is mostly gentle with moderate to at times, poorly-drained soils. Due in part to the nearby mature timber stands located on adjacent State Lands, this section of the forest is frequented by large mammals such as white-tailed deer, moose, and black bear. Other smaller mammals and amphibians frequent the alder-lined stream that flows through this area eastward into Union Falls Pond. Elevation property wide ranges from 1410' above sea level (ASL) along the road frontage to 1,560' above sea level near the western boundary.

EASEMENT

The property is controlled by a conservation easement held by the Adirondack Land Trust. Highlights of the easement language address three main categories, including residential use, recreational rights, and forest management guidelines. In summary, the easement will allow one year round residential structure (no larger than 3,000 square feet), a guest cottage, and an accessory building (no larger than 2,000 square feet) located within the pre-specified "Residential Area".

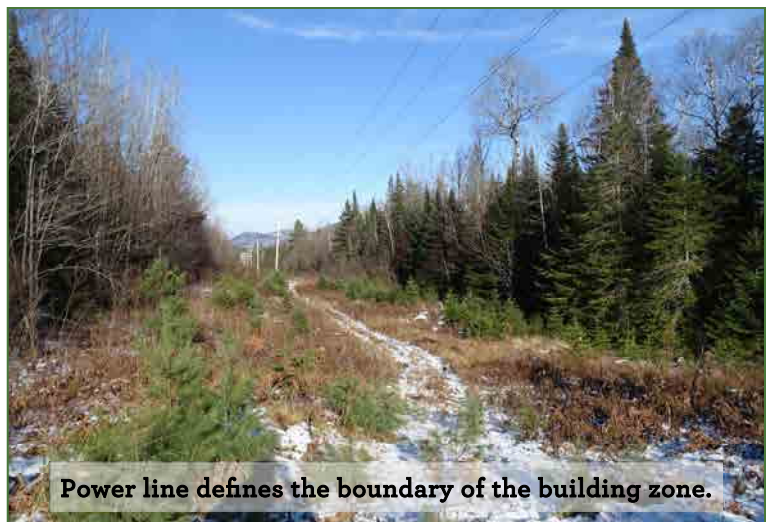
Exclusive recreational rights are retained by the buyer. Timber harvesting and silvicultural operations will be permitted within the framework of a pre-approved written management plan addressing numerous conservation guidelines.



The land's level terrain is easy to navigate & enjoy.



Large glacial erratic within a hardwood stand.



Power line defines the boundary of the building zone.

NATURAL RESOURCES

Approximately 95% of the property is forested, with the balance covering roads, trails and clearings. The forest is dominated by a softwood overstory (approximately 75% of total volume) with interspersed northern hardwoods found throughout the canopy. As portrayed on the attached aerial photo map, a 40+/- acre hardwood dominated stand exist at the property's southwestern corner. Primary species forest-wide include red spruce, balsam fir and eastern hemlock, while major hardwood species include sugar maple, red maple, black cherry, yellow birch and beech.

Tree diameters consist of a mix of poles and small to medium sized sawlogs. Stem quality is generally very good for the spruce/fir, and about average for the hardwoods. Overall fully stocked stand conditions prevail throughout the forest. With a dense overstory canopy in place, forest aesthetics are attractive, complimenting the recreational opportunity. Given current stocking levels, species composition, and diameter distribution, income generation through harvest and thinning is possible anytime. No timber inventory is available.



TAXES, TITLE & ZONING

The property's title is recorded in a 2008 deed in Liber 969, Page 280 within the Franklin County Clerks Office. Annual property taxes are +/- \$1,377. 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.

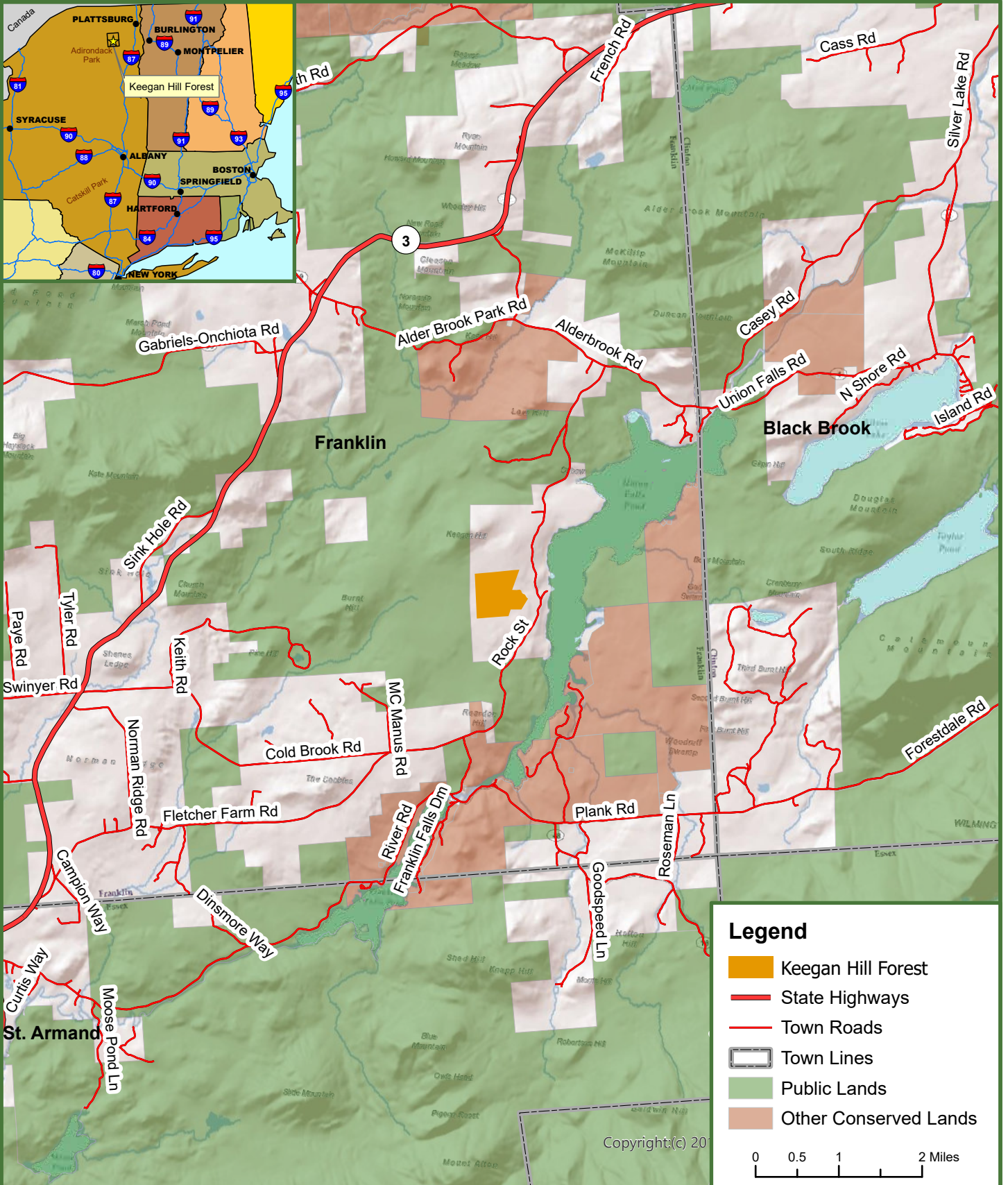
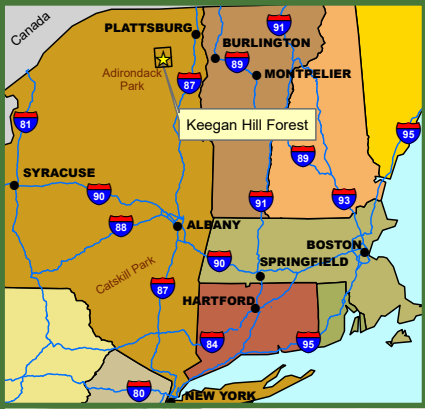
Boundaries in the field appear to be reasonably well maintained which consist of a combination of old blazes, rock piles, and flagging. Total boundary perimeter is 2.27 miles, encompassing 0.27 square miles. A survey of the property, which includes adjacent ownerships individually delineated, was conducted by Glenn D. Odone in 1989, setting acreage of the tract at 175.23 acres. Although maps used in this report are based on survey information, buyers should not rely on these maps to precisely portray deeded boundary lines in the field.









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 Keegan Hill Forest 175 +/- Acres Franklin, Franklin County, NY



Legend

-  Keegan Hill Forest
-  State Highways
-  Town Roads
-  Town Lines
-  Public Lands
-  Other Conserved Lands





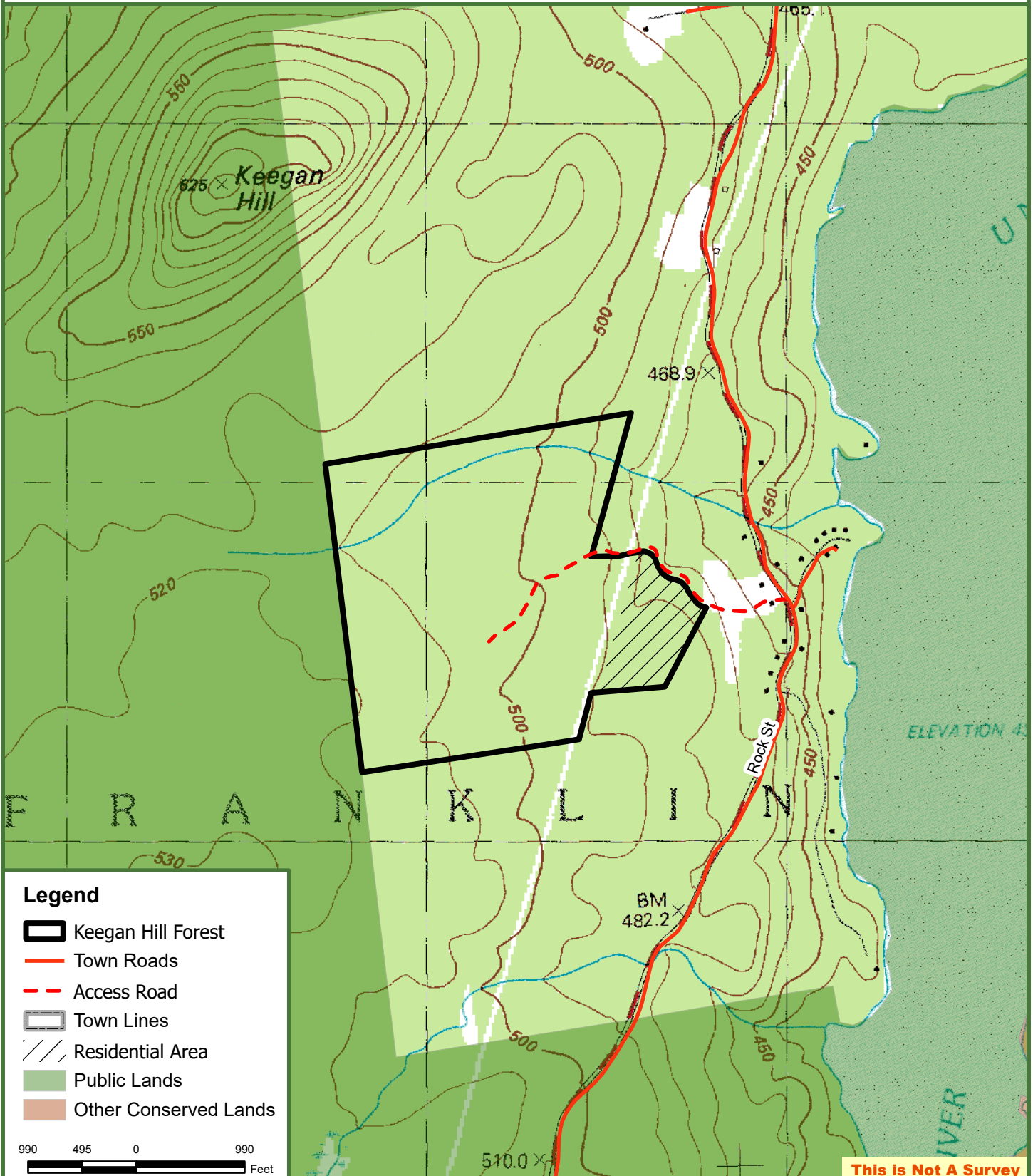
Keegan Hill Forest

175 +/- Acres

Franklin, Franklin County, NY



**Fountains
Land**
AN F&W COMPANY



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.



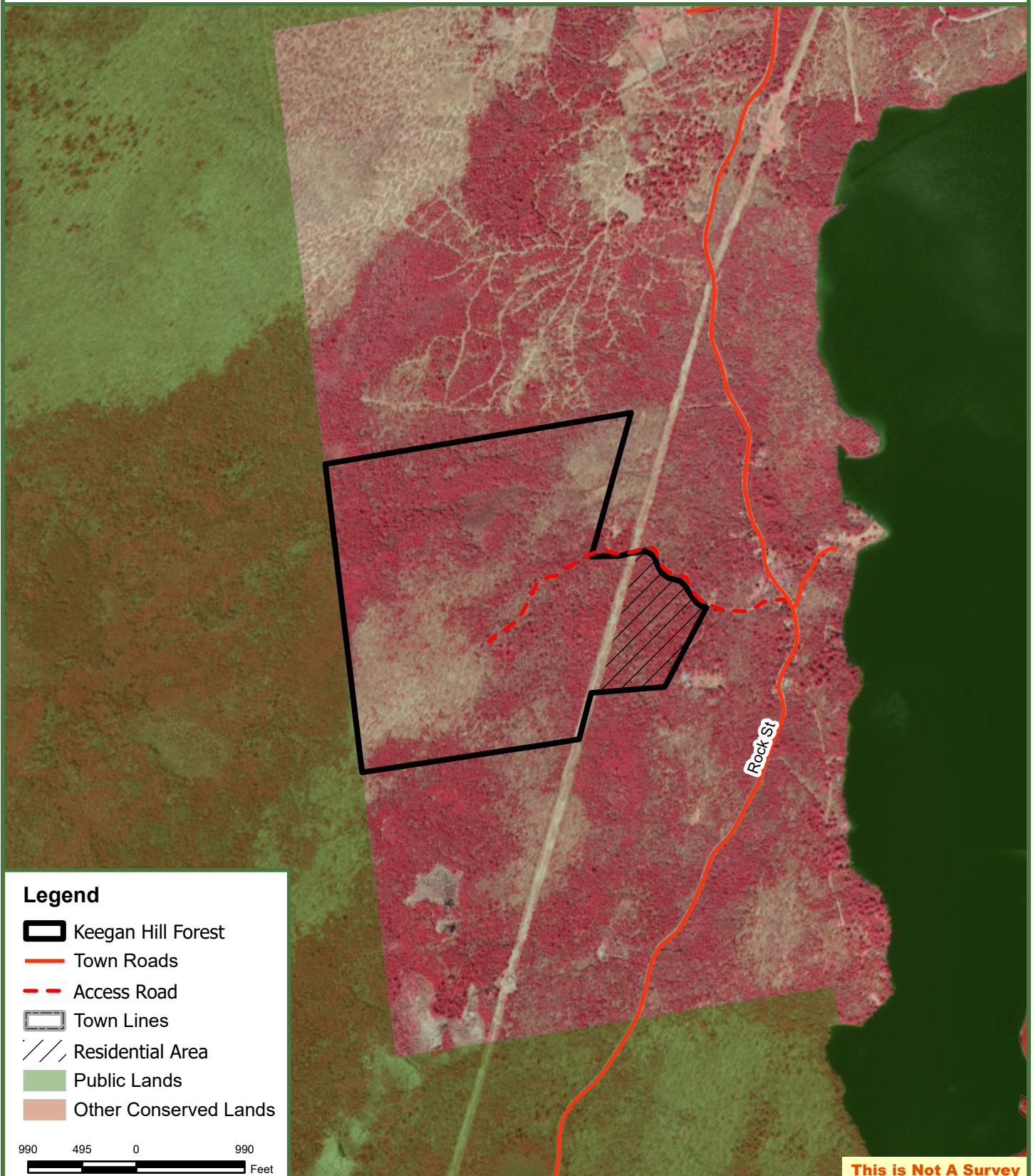
Keegan Hill Forest

175 +/- Acres

Franklin, Franklin County, NY



**Fountains
Land**
AN F&W COMPANY



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
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

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: _____