

RICE BROOK FOREST

A Paul Smith's Region recreational timberland property with exceptional year-round access along Routes 458 and 30, as well as long creek frontage on Rice Brook



870 Acres
Brighton and Duane, Franklin County NY

Price: \$589,000

LOCATION

Rice Brook Forest is a classic Adirondack property with exceptional year-round access, long stream frontage and a naturally diverse and resilient northern forest. Nestled near the St. Regis River in the towns of Duane and Brighton, this scenic corner of the Adirondacks is a mosaic of historic hunting clubs, family compounds, conserved timberlands and endless mountain streams. Outdoor enthusiasts have been coming to the northern Adirondacks for decades to enjoy hunting, fishing, snowmobiles, ATV riding and hiking. The neighboring and directly adjacent Santa Clara Easement Tract allows for public access within its bounds – opening the door for the next owner of Rice Brook Forest to explore thousands of acres of neighboring mountains and forests while having a private footprint to retreat back to at the end of the day.

Meacham Lake - located just up the road from the intersection of Route 458 and the Route 30 corridor - is a classic, 1,200-acre Adirondack lake known for its northern pike fishing and camping opportunities.

The community of Malone (population 5,900) lies 25 miles to the north, and offers gas, grocery shops and health care services. Saranac Lake is situated within 23 miles, while Lake Placid lies within a 45-minute drive. Burlington and Montreal both lie within 2.5 hours of the property, while Ottawa is situated 3 hours to the west.

ACCESS

Access to Rice Brook Forest is exceptional and is highlighted by over two miles of year-round, paved state road frontage along its eastern and northern boundaries.

State Route 458 – 8,700 feet of paved road frontage along the property's northern perimeter with entry points to the land both east and west of Rice Brook. The terrain along the road frontage is generally well-drained and gently sloping, allowing for excellent interior access. From Route 458, there are two jeep trail entry points leading into the land which were historically used for forestry access.

In addition to the long road frontage, there are several good hiking, snowmobiling and ATV trails throughout the property that offer a multitude of recreational options.

Looking south and west with portions of Cherry Hill in the lower forefront of the property.



The property lies to the left of Route 458, providing one and a half miles of year-round frontage.



2,700' of frontage along Route 30 with utilities.



ACCESS

One of these recreational trails is accessed from the far northern frontage along Route 458 and provides access to the upland hardwood ridge areas to the west of Rice Brook. The other is situated within a half mile of the intersection of Routes 30 and 458, and accesses the area east of the brook. Both have a solid, un-surfaced base and can be upgraded to driveway use with day-lighting and gravel surfacing.

State Route 30 – 2,700 feet of paved road frontage along State Route 30, with electric utilities available roadside. This frontage provides ample access and opportunities for further site development.

SITE DESCRIPTION

Rice Brook Forest offers a vast forest land base in a stunning northern Adirondack setting. Endemic northern hardwoods, miles of hiking trails to explore, scenic spruce forests and long, meandering stream frontage on Rice Brook combine to highlight the site opportunities.

Rice Brook slowly winds and gurgles its way into the heart of the property through a series of forested, shaded pools and flaxen beaver grasses. A walk along the soft banks of the creek might reveal the flapping wings of a blue heron, the heavy splash of a beaver tail and the chirping and croaking of native frogs. It's a classic Adirondack scene and one that adds a tremendous amount of intrinsic value to this property.

Cherry Hill is a nice hardwood ridge that defines the western half of the property, while the terrain to the east of Rice Brook is very gently sloping and blanketed with a mix of early successional birches and maples, and the dark evergreen spires of spruce and fir. Weekend cabin opportunities and multiple recreational pursuits are perfectly suited to the property terrain and landscape.

Walking down to the brook along the trail that leads into the property from Route 30 revealed all of autumn's brilliance with the foliage.



A scenic beaver flow offers quality habitat for resident wildlife and an aesthetically beautiful water feature to enjoy.



PROPERTY TAXES & TITLE

Property taxes in 2019 are \$11,537. The property IS NOT enrolled in New York State's Real Property Tax Law 480-A, which significantly reduces the annual tax burden.

The property is referenced on the Town of Duane tax maps 304.-2-3 (144.5 acres) and 303.-1-1 (262.7 acres) and the Town of Brighton tax maps 304.-1-1 (16.98 acres), 304.-1-4 (50 acres), 319.-1-4.3 (8.94 acres), 319.-1-1 (23.28 acres) and 318.-2-1 (363.26 acres). Two deeds for the property are recorded at the Franklin County Real Property office in Malone, NY in Book 2013 Page 6213 and Book 908 Page 213.

NATURAL RESOURCES

The young, well-stocked timber resource on Rice Brook Forest offers a mix of early successional forest and mid-rotation poles and sawlogs benefiting from favorable species composition and high stem quality - desirable attributes from a long-term, multiple-use forestry perspective.

Species composition includes a mix of quality northern hardwoods dominated by hard maple and yellow birch, while softwood associates include spruce, fir and hemlock. The maple and birches grow especially well on the upland, drained hardwood ridge sites along Cherry Hill.

Much of the acreage was harvested 15 years ago and the resulting advanced regeneration responded wonderfully. Walking into the property from Route 30, you'll see high stocking levels of desirable species representing the next forest rotation, with abundant birches and maples comprising the understory. Hardwood pole stands with scattered maple and birch sawlogs dominate the sites along Cherry Ridge, while softwood stands occupy the southeastern portion of the property near Route 30 and east of Rice Brook.

No timber inventory is available at this time.

A multi-use forest offering outstanding habitat for young forest wildlife and long-term timber diversification.



A view of the forest along one of the trails leading south into the property from Route 458, with sugar maple making up the species composition.



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

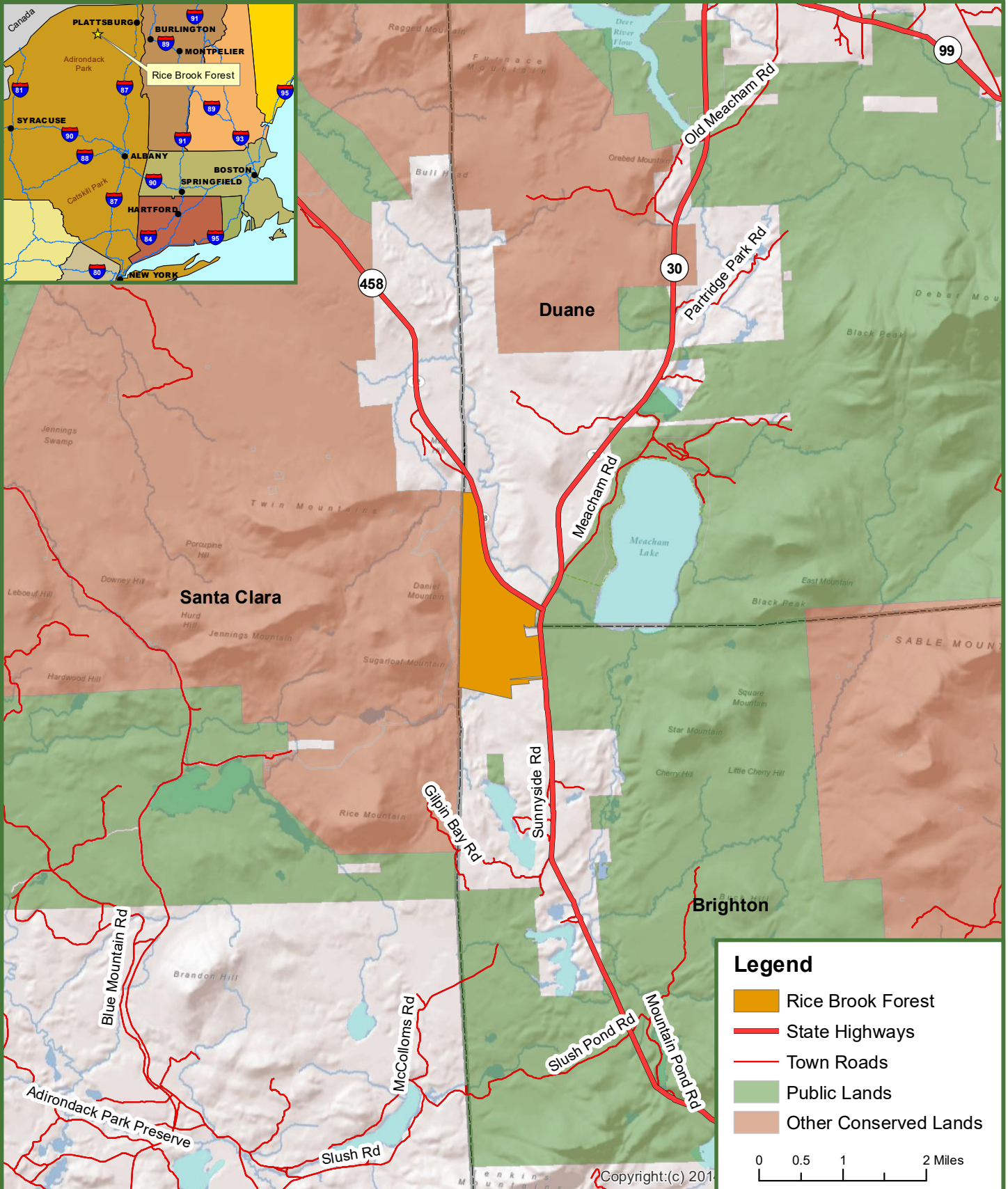
Rice Brook Forest

870 Tax Acres



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Brighton/Duane, Franklin County, NY



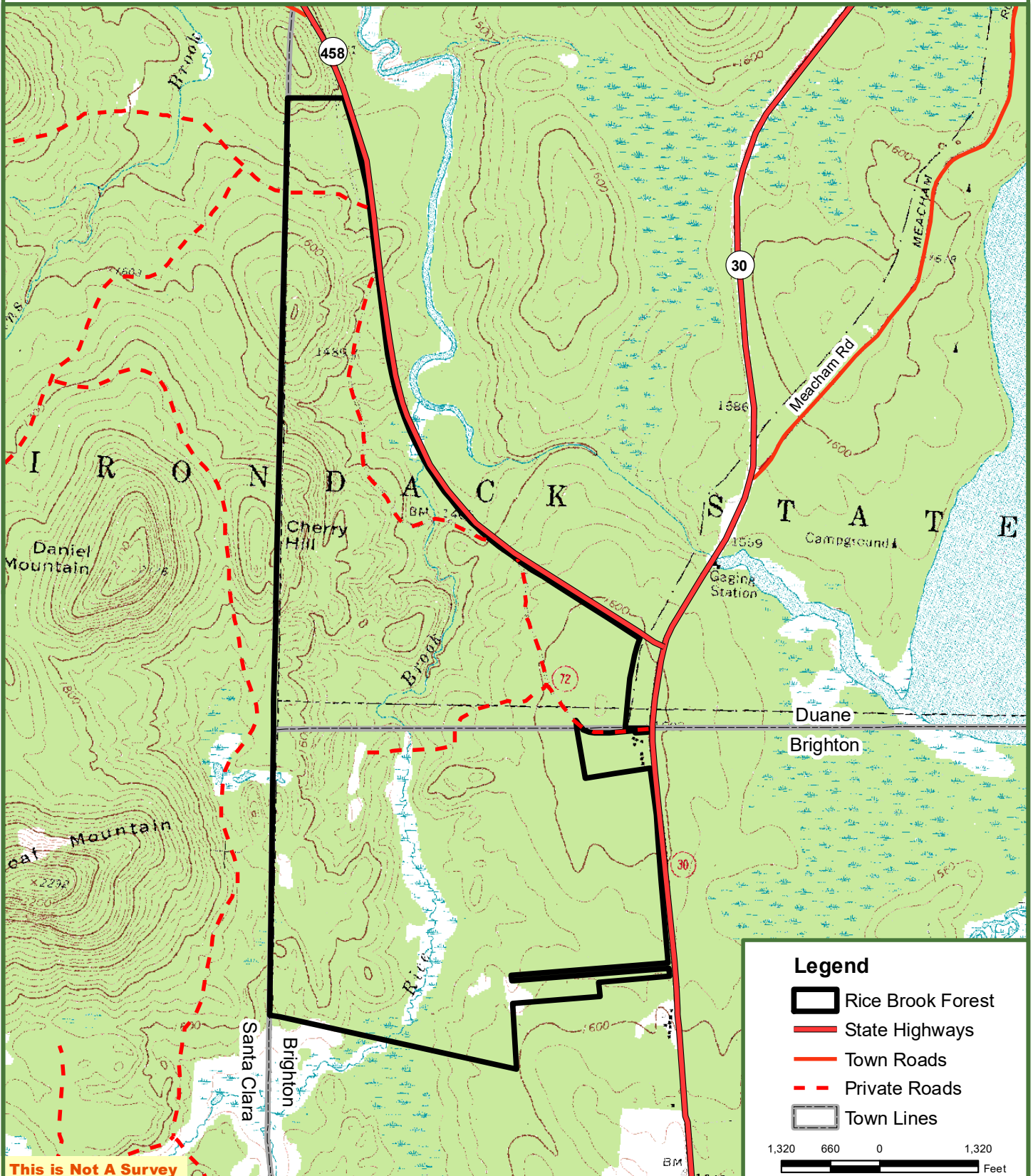


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

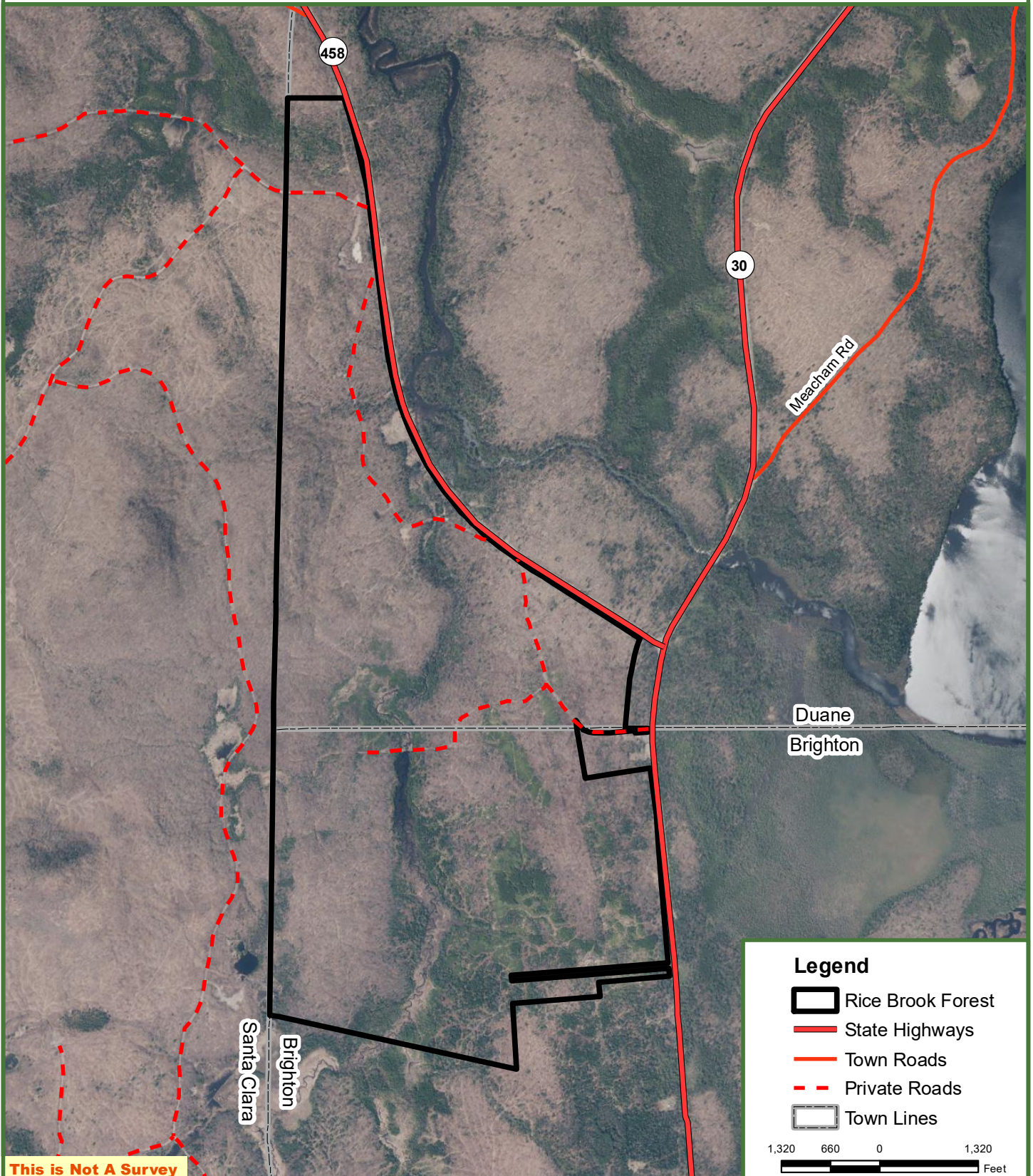


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New York State Disclosure Form for Buyer and Seller

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 Todd Waldron (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: _____