

## **WEST OSWEGATCHIE RIVER PARCELS**

**A 14-acre waterfront parcel on stunning Fullerville Falls and a 64-acre parcel with long river frontage on the Oswegatchie West Branch, offered for sale individually.**



***14 Acres and 64 Acres  
Fowler, St. Lawrence County, NY***

**14 Acre River Parcel—\$66,500  
64 Acre South Parcel—\$96,000**

## LOCATION

Fountains is pleased to offer two incredible riverfront parcels for sale individually along the beautiful West Branch of the Oswegatchie River. The parcels are located in the town of Fowler, St. Lawrence County, New York. The 14-acre waterfront "River Parcel" is priced at \$66,500 and is nestled along the stunning twelve-foot high Fullerville Falls. The 64-acre "South Parcel" is priced at \$96,000 and is situated just upstream along a series of plunging pools, cascading falls and shimmering ripples.

The properties are located in the foothills of the northern Adirondacks along the West Branch of the Oswegatchie River. The West Branch is a major tributary of the Oswegatchie which flows into the main branch near the hamlet of Talcville. The surrounding town of Fowler (population 2,200) is a mosaic of natural pine and hardwood forests, rural communities and weekend cabin properties.

St. Lawrence County is the largest in New York State and is home to the Thousand Islands and International Seaway, connecting the Great Lakes with the Atlantic. Gouverneur (population 3,949) is a 10-mile drive to the northeast along the Route 58 corridor, while Canton lies within a 40-minute drive to the north. Syracuse and Rochester lie within a two and three-hour drive respectively.

## ACCESS

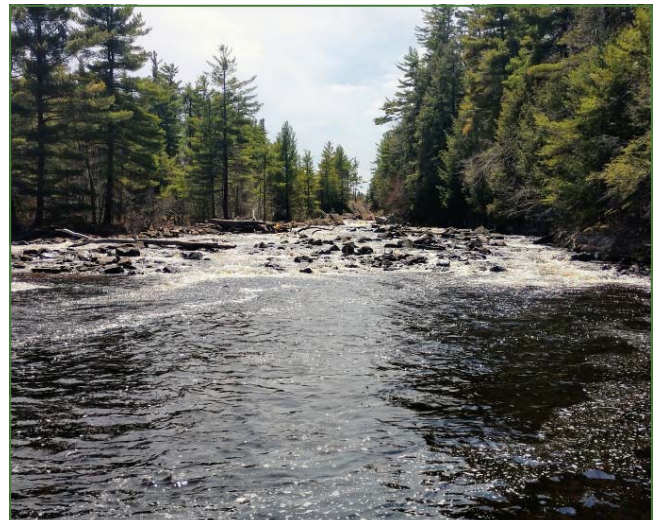
14-acre River Parcel – River Parcel has two access points off Stone Road, a town-maintained artery that connects with nearby County Route 24. The first entry point is a 65'-wide strip of wooded land that is the most likely location to build a future driveway entrance. The second access point is a 35'-wide right-of-way that extends approximately 975' from Stone Road to the property's riverfront area.

64-acre South Parcel - This parcel is accessed via a gated woods road extending from Stone Road for approximately 2,000' to a potential cabin site area overlooking the river frontage. The internal access road is unsurfaced and accessible during non-winter months for most SUV type vehicles.

The gated access road to the 64-acre South Lot via Stone Road.



Two individually-offered parcels with incredible frontage on the West Branch of the Oswegatchie.



## SITE DESCRIPTION

The incredibly beautiful river frontage along the West Branch of the Oswegatchie River shapes the unique waterfront opportunity for both parcels.

The highlight of the 14-acre River Parcel is the 12'-high Fullerville Falls. There is a potential cabin site located overlooking the waterfront that would make for incredible summer and fall weekend getaways. This property offers nearly 2,000' of frontage along and below the falls.

The approximately 3,500' of river frontage of the 64-acre South Parcel has an entire suite of river attributes - frothy, cascading waterfalls, plunging pools, shimmering ripples, high granite outcroppings, placid flat water - there's a little bit of everything along this stunning river frontage. Along with its water feature, the parcel's 64 acres offers enough space to stretch out, hike, hunt, ATV and enjoy rustic weekends. All of this is complimented by a well-managed natural pine forest that was recently thinned and will continue to grow in value over the coming years.



Above & Below: Both parcels offer long frontage on the beautiful West Branch of the Oswegatchie River with tumbling pools and cascading falls.

## PROPERTY TAXES

Annual property taxes in 2019 are \$305 for the 64-acre South Parcel and are estimated to be slightly higher for the 14-acre River Parcel once its subdivided from the rest of tax parcel 187.004-2-25 across the river. The South Lot parcel IS enrolled in New York State's Real Property Tax Law 480-A, which significantly reduces the annual tax burden, while the River Parcel acreage along Fullerville Falls IS NOT enrolled in 480a.

The property is listed as Town of Fowler tax parcels 187.004-2-26 and a portion of 187.004-2-25. Deed information can be found in the St. Lawrence County Clerk's office in Instrument # 2019-00010880.



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

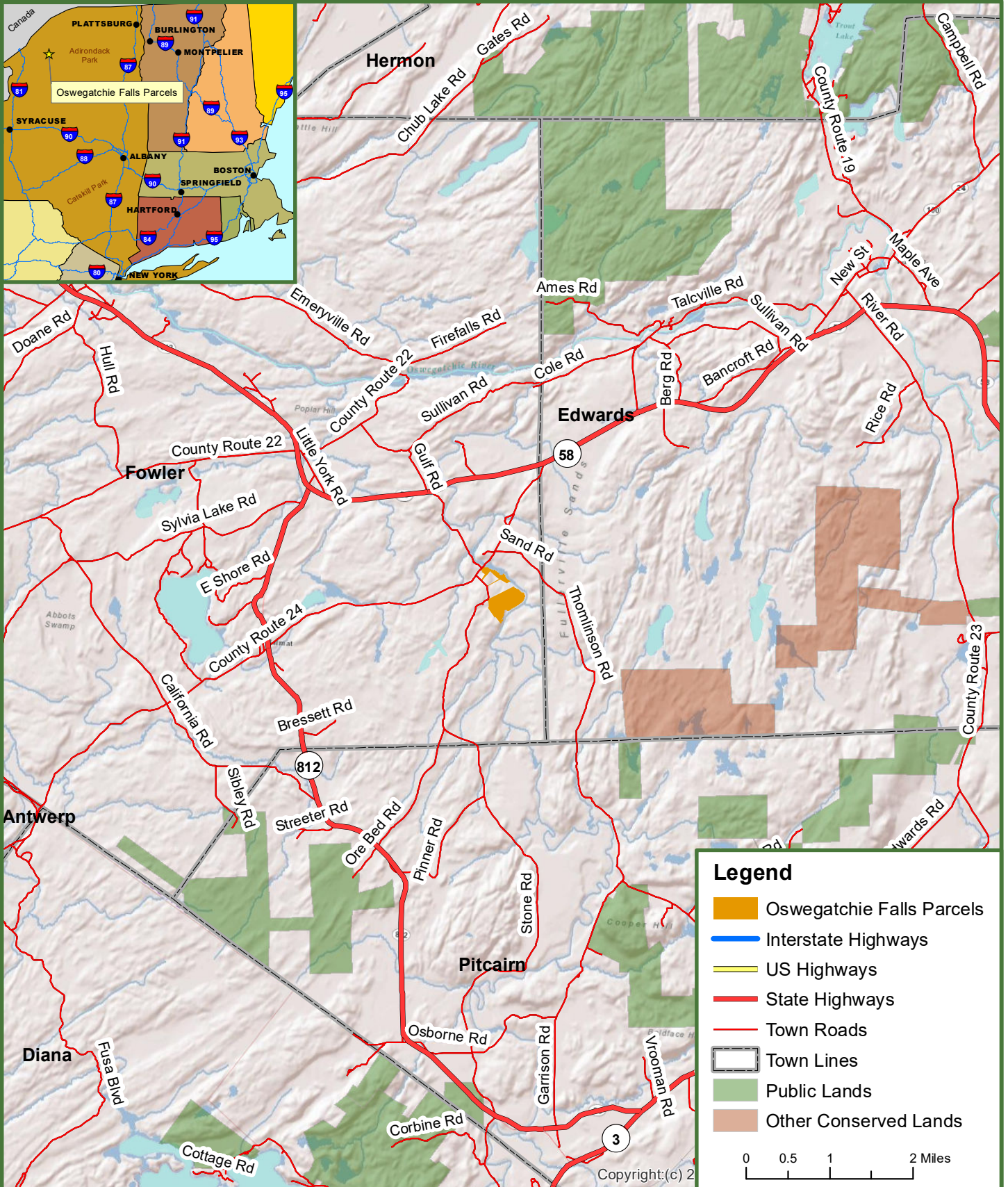
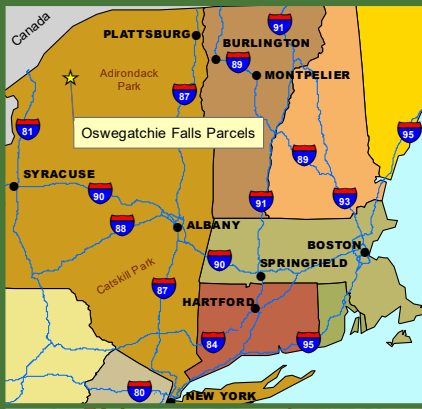
## West Oswegatchie Parcels

River Parcel - 14 Acres; Southern Parcel - 64 Acres

### Fowler, St. Lawrence County, NY



**Fountains Land**  
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**Legend**

- Oswegatchie Falls Parcels
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

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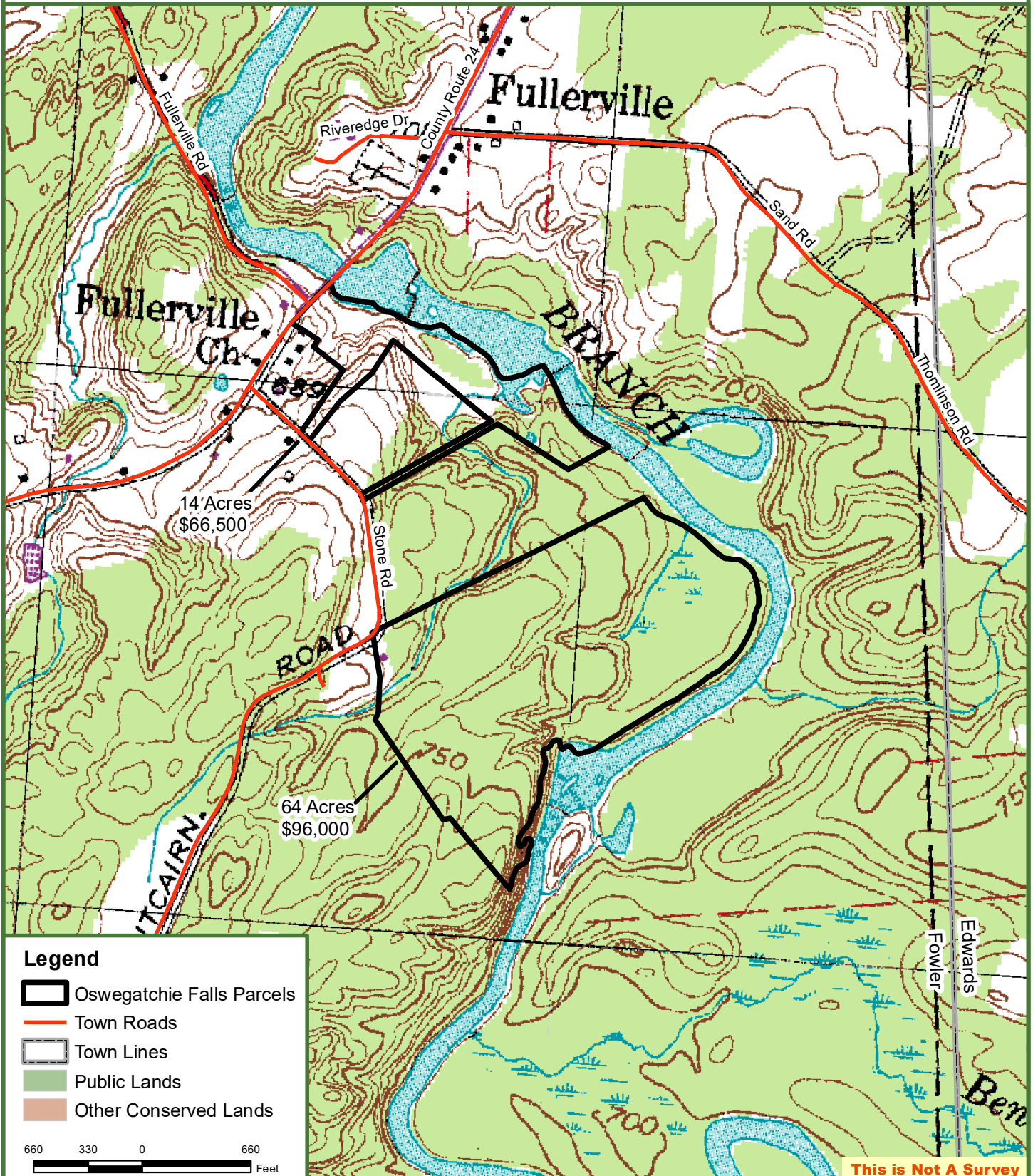


# West Oswegatchie Parcels

River Parcel - 14 Acres; Southern Parcel - 64 Acres  
Fowler, St. Lawrence 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

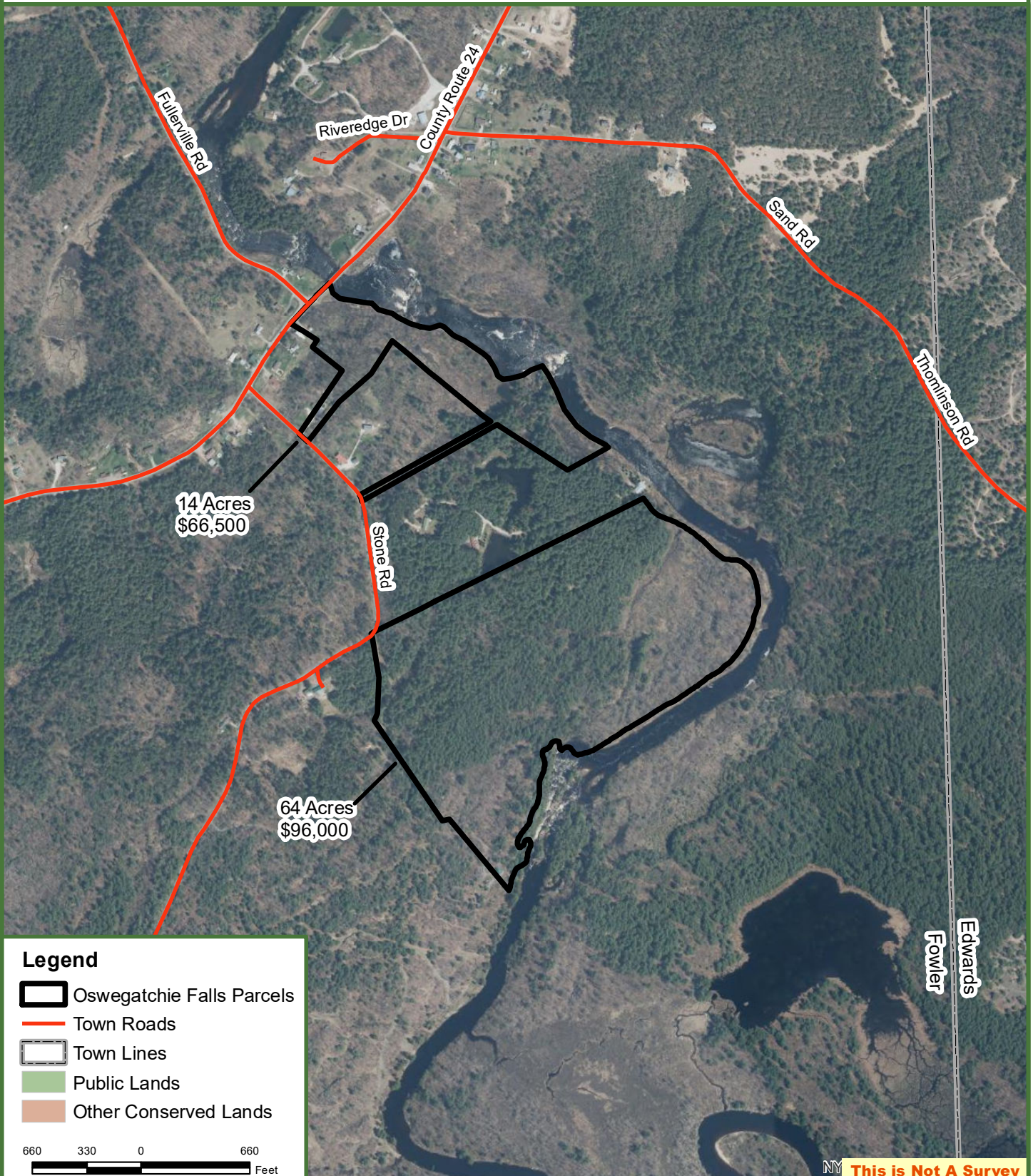


# West Oswegatchie Parcels

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### Legend

- Oswegatchie Falls Parcels
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

660 330 0 660  
Feet

NY **This is Not A Survey**

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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: \_\_\_\_\_