

HEMLOCK KNOLL FOREST

This forested acreage in the Malone Region offers recreational opportunities, weekend cabin options, a diverse mixed wood timber resource, and nearby public fishing access to the St. Regis River.



***92.45 Acres
Dickinson, Franklin County, New York***

Price: \$70,000

THE LOCATION

Hemlock Knoll Forest is located in a peaceful Northwest corner of the Northern Adirondacks between the Hamlets of Nicholville and St. Regis Falls, as well as the nearby Village of Malone. This scenic area lies along the transitioning landscapes of the dense well timbered Adirondack forests to the South and the rolling St. Lawrence Valley to the North and West. Situated along the nearby popular St. Regis River corridor, the surrounding neighborhood is in a desirable wooded setting of rolling Softwood/Hardwood ridges and Hemlock forests. The neighboring ownership patterns are patchwork seasonal camps hunting camps, State Forest Lands, working private forests, and appealing farmlands.

The property is only 1.5 miles away from the 929-acre St. Regis River New York State Forest, adding additional recreational opportunities for hiking, nature viewing, snowshoeing, cross-country skiing, hunting, and fishing.

Malone (population 5,900) lies 19 miles to the Northeast, while Massena (10,800) is 25 miles Northwest along the St. Lawrence Seaway. Potsdam (17,000) is the regional educational hub of northern New York and is 20 miles West of the property. Lake Placid, one of Adirondack's most popular four-season resort towns, is within an hour's drive of this property.



The small cabin sits at the edge of a private meadow near the access road.



Beginning of the access road leading from Port Kent Road. Once through the fields, the woods road leads through woods to the property boundary.



Footpath through a hemlock knoll leading to the deck overlooking the wetland.

PROPERTY DESCRIPTION

If you've been looking for a medium-size acreage, weekend property with plenty of ground to hike, ride and explore, as well as public access to nearby Trout Fishing, then you'll definitely want to look at Hemlock Knoll Forest. The rolling and variable topography with scattered large granite boulders and glacial erratics, plus the northern mixed wood forests at Hemlock Knoll, are typical for this part of the Adirondacks. The terrain is suitable for a wide variety of recreational activities while also supporting long-term timber growth that would eventually offer some revenue in the distant future. Come to the camp on Friday evening and spend the weekend hunting, hiking, snowmobiling, fishing, and nature viewing. Manage the land for wildlife, birds, forestry, and open space. Enjoy quiet weekends away from the hustle of your normal work week.

The main waterway is a small, year-round stream flowing through the heart of the land that supports a few small ponds and forms a picturesque 8-acre flow along its entire length. While not swimmable, it's a beautiful wildlife area that adds a great deal of

aesthetic value to the land and is an important habitat consideration for local birds and mammals. In order to truly appreciate these aesthetics, a brief trail walk from camp will bring you to a wooden platform built high atop a granite outcrop ledge, well above the flow below and offering a panoramic view of the area. A "relaxing weekend at camp" lifestyle has now been achieved at that moment, if not well before.

ACCESS

The property is accessed via a deeded right-of-way easement extending some 0.6 miles to the parcel and then further along a private road connecting Hemlock Knoll and its neighboring properties to nearby town-maintained Port Kent Road. This private access road is a previously graveled seasonal woods road suitable for most SUV-type vehicle traffic during non-winter months and outside of spring mud season.

From the existing small seasonal cabin/shed and the well-established cabin site, a series of hiking trails extend easterly into the heart of the land and toward the 8-acre water flow along an unnamed stream, which offers a non-swimmable water amenity to this property. Additionally, the nearby State Forest Lands and NYSDEC established Public Fishing Rights (PFR) areas, which benefit the owners of this property.



Small camp at northern end of property.



Tent platform overlooking wetland section of land.

NATURAL RESOURCES

The surrounding northern Adirondack Foothill Region is well-known for growing quality hardwoods like sugar maple, yellow birch, and black cherry, as well as softwoods such as hemlock and white pine. Hemlock Knoll's strong recreational and cabin site attributes can be boosted by its long-term forestry potential. This can be managed for sawtimber production, wildlife and open space.

Species composition is comprised of a host of hardwood species like red maple, yellow birch, sugar maple, black cherry, and beech, with softwood species of hemlock, cedar, and white pine.

The property's forest is well established and has developed since being agricultural land some 75+ years ago. The forest is well stocked, stem quality and height are both considered good, mostly of poletimber size in diameter, and scattered larger diameter trees throughout. In the interim, you can cut firewood for your hunting camp and home while at the same time improving species composition and tree stem quality. You will enjoy watching and encouraging the forest acreage to grow.



Woods trail through the land, in this location the timber resource is pole-sized, 40 year old stems.



Wetland flow that runs from the eastern end of the land through the center of the property , exiting the land along the access road.

TAXES & TITLE

Annual total property taxes in 2021 were approximately \$1,588.76. The property IS NOT enrolled in New York State's Real Property Tax Law 480-A, which reduces the annual tax burden by as much as 80%. The property is listed in the Franklin County Real Property Tax Service in Malone, NY, as Town of Dickinson Tax Parcel #208-1-2.600. Deed information can be found in the Franklin County Clerk's office and filed in Deed Book #679, Page 146. Maps in this report are based on tax and deed information. The property is located just north of Adirondack Park's Blue Line, and there is no APA jurisdiction here.

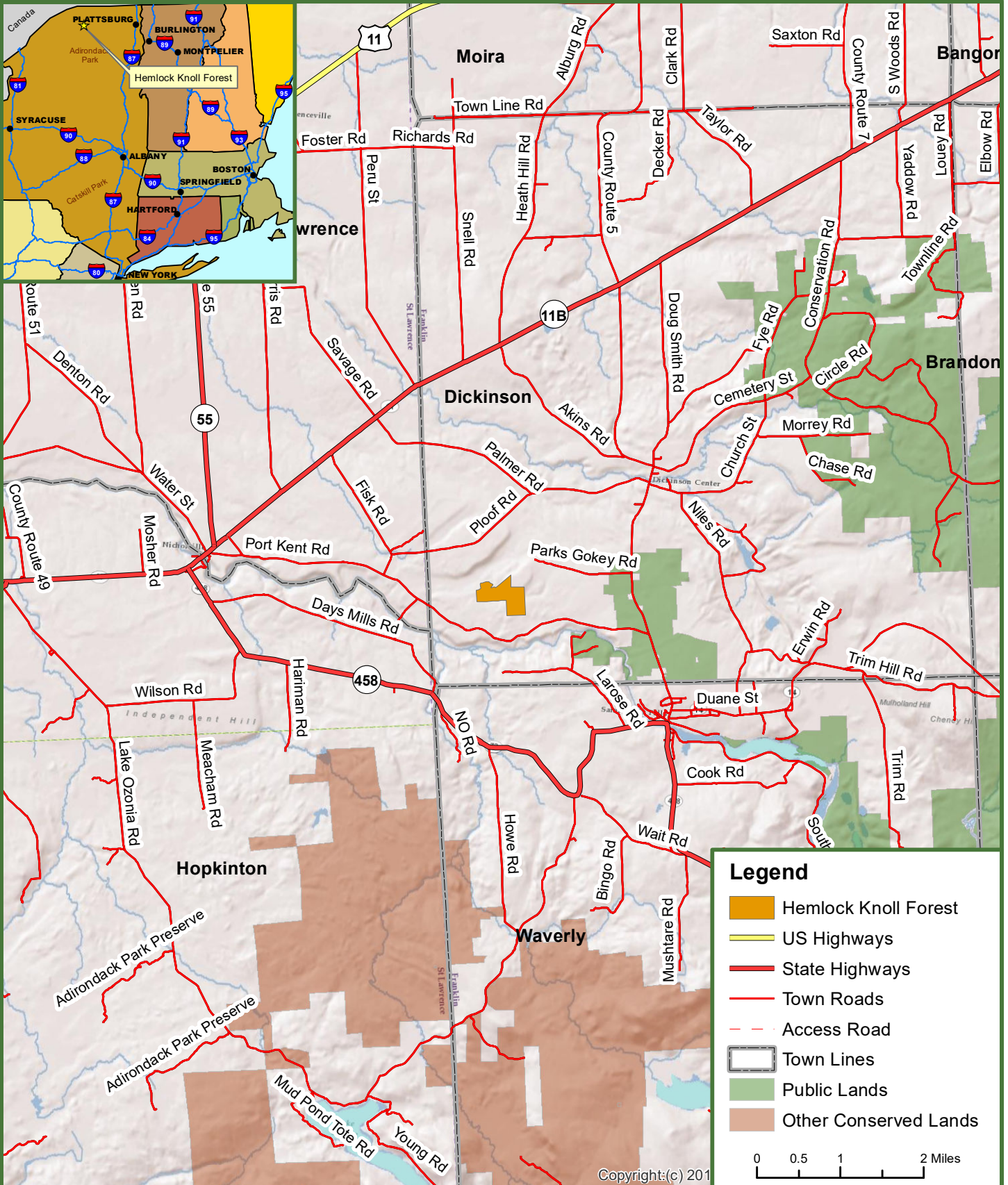
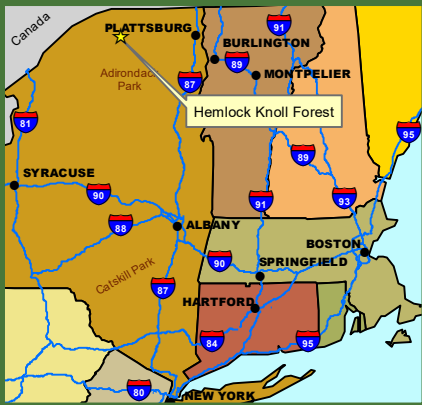
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Locus Map Hemlock Knoll Forest 92 Acres Dickinson, Franklin County, NY



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Legend

- Hemlock Knoll Forest
- US Highways
- State Highways
- Town Roads
- Access Road
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles

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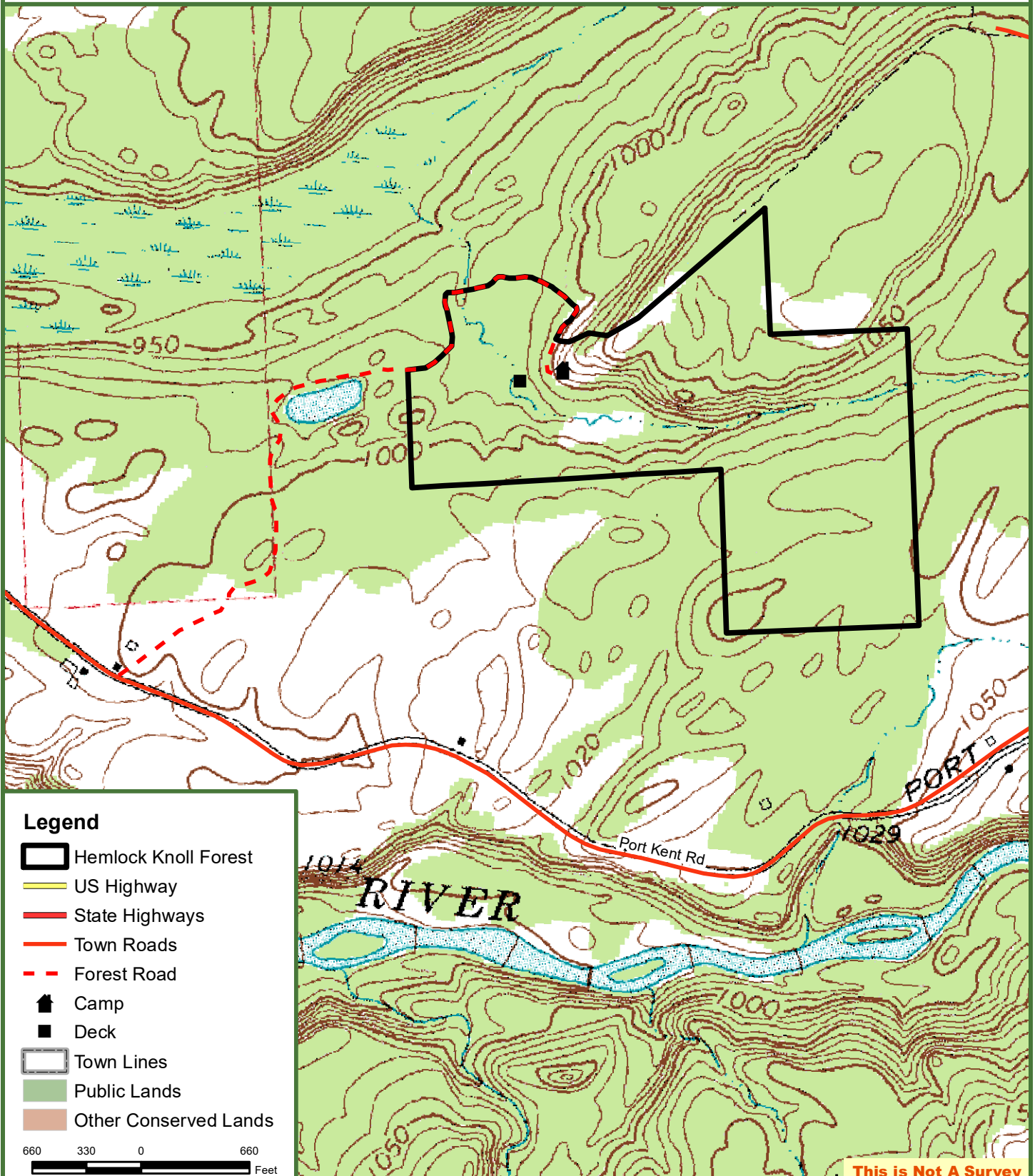
Hemlock Knoll Forest

92 Acres

Dickinson, 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.



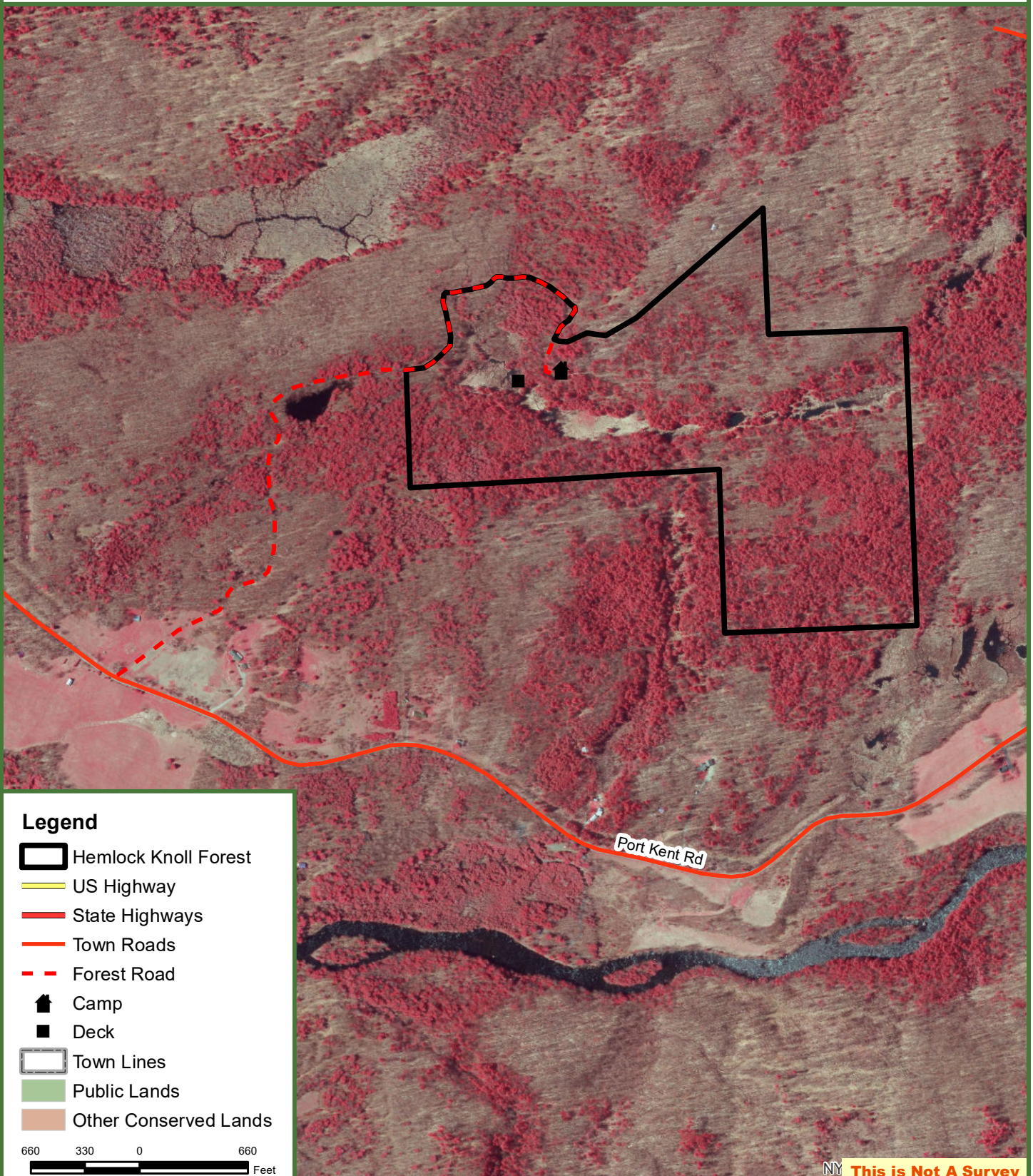
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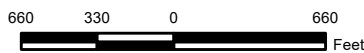


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Legend

-  Hemlock Knoll Forest
-  US Highway
-  State Highways
-  Town Roads
-  Forest Road
-  Camp
-  Deck
-  Town Lines
-  Public Lands
-  Other Conserved Lands



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 Michael Tragner (print name of licensee) of Fountains Land Inc. (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- | | |
|---|--|
| <input type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input 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: _____