AUSABLE RIVER FOREST

With 3,400’ of frontage along the Ausable River, this property offers an exceptional water resource with close proximity to Lake Champlain and the Northway.

203 Acres
Ausable, Clinton County, New York

Price: $269,000
LOCATION

Ausable River Forest is a prime riverfront property located in the town of Ausable, Clinton County, New York. The surrounding landscape is situated within the fertile Champlain Valley, a region well-known for its abundant forest, agricultural and water resources. Much of the area’s land base lies in working farms, productive fruit orchards, and a patchwork of public and private woodlands. To the west, the Adirondack High Peaks rise along the horizon, with Whiteface Mountain’s familiar summit (25 miles) often visible from nearby Route 9N in Keeseville. Just two miles to the east, the vast watershed of Lake Champlain offers abundant recreational options for swimming, boating and fishing enthusiasts.

The acreage’s significant Ausable River frontage lies ½ mile downstream of renowned Ausable Chasm. This breathtaking gorge was carved deep into the region’s ancient bedrock during the last glacial retreat. Its canyon extends for nearly two miles and often exceeds 100-200 feet deep. Exiting the canyon just upstream from the property, the river then forms a series of long pools of pocket water which provide ample tubing and fishing options up and down the tract’s frontage.

Port Kent is situated 5 minutes east of the property, where a 1-hour ferry ride connects New York’s lakeside communities to Burlington, VT. Plattsburgh is 10 miles to the north, while Albany is 130 miles to the south. New York City and Boston are 5.5 hours south and east respectively.

ACCESS

The property’s year-round paved road frontage, well-drained soils and good internal road development offer excellent kingdom lot and rural subdivision opportunities. Access is as highlighted below:

400’ of frontage exists along US Route 9, linking the property with the nearby village of Keeseville and I-87 Exit 34 (3 miles). Electric utilities are available roadside; supporting immediate, cost-effective, year-round housing options.

From Route 9, a 2,000’, gated, private, gravel road extends well into the heart of the land to an ideal future home site tucked privately in the center of the property. From here, there is a network of meticulously groomed and mown trails, lined with Christmas trees, that feather out into the property.
SITE OPPORTUNITY

The property enjoys 3,400’ of frontage on the Ausable River, one of the most well-recognized watersheds in the Adirondacks. Its frontage along such a significant water resource creates a unique investment opportunity for niche waterfront buyers seeking strong recreational retreat and/or conservation amenities.

As it flows along the property’s western boundary, the river creates a long stretch of pocket water which flows over a glaciated bed of boulders and cobblestones. Its scenic frontage provides an unspoiled canvas of opportunity to explore and enjoy. Outdoor activities include hiking along its gravel shoreline, trout fishing, wading, or just relaxing to the therapeutic sound of rushing water.

The majority of the property occupies a high plateau overlooking the east bank of the river. The current ownership has poured their heart and soul into this property from a stewardship perspective—planting hundreds of Christmas trees, clearing and developing wildlife food plots, mowing the internal trails, and making this piece of land a true pleasure to explore. This property has been well-cared for and is in great condition for the next owners.

PROPERTY TAXES & SURVEY

Approximate property taxes in 2009 were $1,535. The property is NOT enrolled in the State of New York’s 480-A program, which significantly reduces the annual tax burden and allows for flexible forest management scheduling. For more information about the 480-A tax program, contact Fountains Land or the Department of Environmental Conservation office located in Ray Brook, NY (518) 879-1283.

The property is owned by Kelly Tree Farms, LLC, whose deed is recorded in the Clinton County Clerk’s office, Plattsburgh, NY as deed instrument #20112-39323. Tax maps are recorded as Town of Ausable, NY #293.-2-8 and portions of #293-2-5.1.

It won’t take long while you’re walking this property to see how much care and stewardship the current owners poured into this land—Christmas tree plantings, mowed trails, food plots and hunting blinds combine to create an incredible hunting and fishing property that’s ready for your camp.
PROPERTY TAXES & SURVEY (continued)

APA Land Use classification is “Low Intensity Use”, which allows for an average lot size of 3.2 acres per principle structure. The Ausable River is designated under the APA Wild & Scenic Rivers classification, typically requiring any project within ¼ mile of the river to have an APA Class A permit.

Boundaries in the field exist as old blazes, wire fencing and occasional pink flagging. Most corners are marked by iron rods or concrete monuments. Total boundary perimeter is 3.10 miles. The property was surveyed by R. M Sutherland, P.C. of Plattsburgh, NY in September 2006.

NATURAL RESOURCES

Ausable River Forest’s mixed pine and hardwood forests compliment its strong water features and wildlife habitat improvements, and are favorable for supporting a wide variety of landowner objectives, including hunting & fishing pursuits, land investment and private country estate development.

Species composition includes a diverse blend of natural Adirondack tree species—white pine, cedar, red oak, the maples and aspen. The property was last thinned approximately 15 years ago; the forest has responded well and is growing and healthy. Forest aesthetics are good; with stem quality, tree height and crown vigor being average for the area.

Stands directly along the riverbank have remained untouched for several years, resulting in a tight forest canopy that consists of numerous large-diameter pines and hardwoods. These conditions provide a scenic backdrop for recreational pursuits like hiking, fishing and photography along the river’s edge.

With its diverse species composition and varied stand structure, the property provides a solid platform for wildlife management enthusiasts. Ausable River’s red oak pole component can be managed long-term for acorn crop production to enhance its wildlife management improvements which the current ownership began implementing in recent years.

An enclosed hunting blind overlooking a wildlife area creates turn key opportunities for those interested in deer & turkey hunting.

A former beaver pond clearing with water and forage is a natural funnel for wildlife viewings—resident whitetail deer and turkey use this as a feeding area.
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.
Ausable River Forest
203 Survey Acres
Ausable, Clinton County, NY

Legend
- Ausable River Forest
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Access Road
- Public Lands
- Other Conserved Lands
- Town Lines

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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

DOS 1736 (Rev. 3/08)
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:

( ) Seller as a (check relationship below) ( ) Buyer as a (check relationship below)

( ) Seller’s agent ( ) Buyer’s agent

( ) Broker’s agent ( ) Broker’s agent

( ) Dual agent

( ) 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: ____________________________