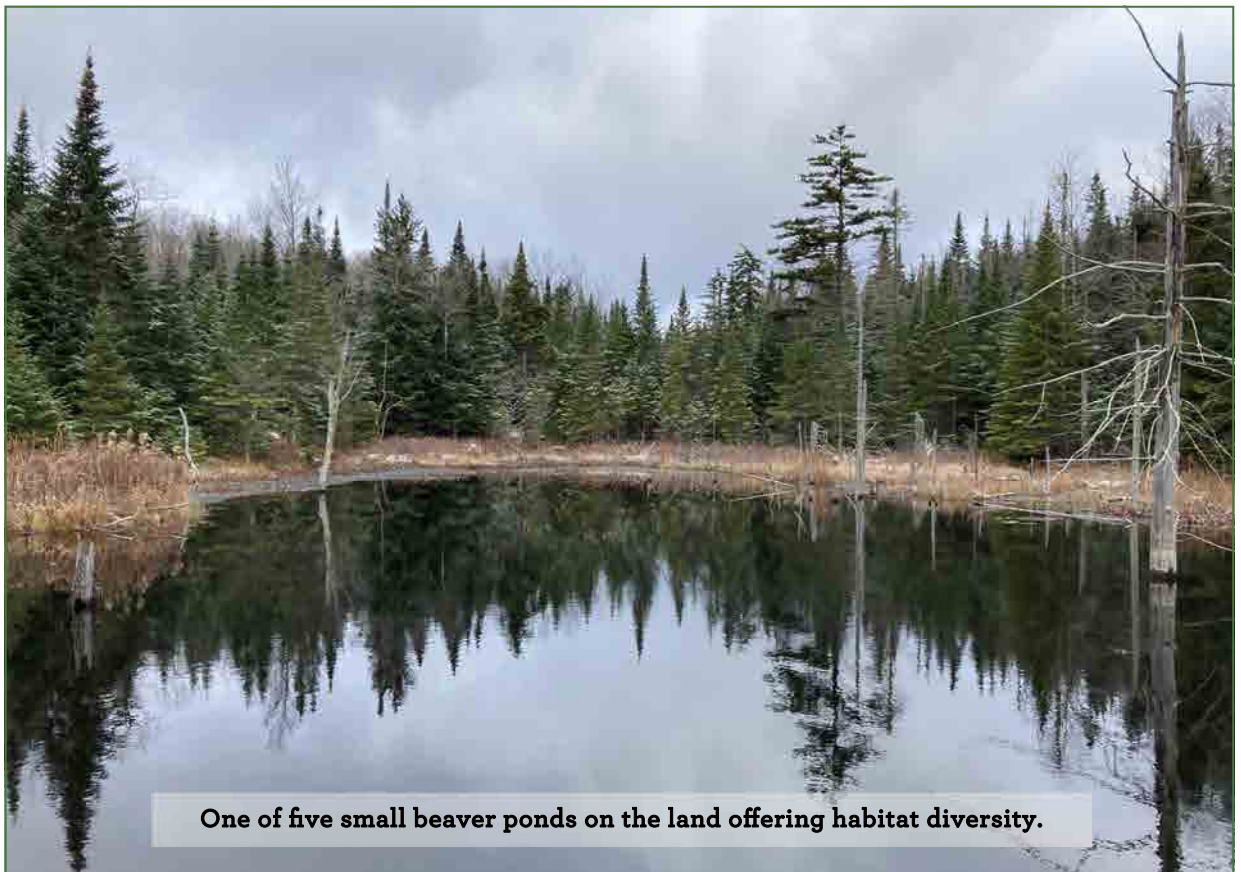


CHENEY HILL PONDS PARCEL

A northern Adirondack property with flat access, several cleared off the grid home site options, a network of established ATV trails, numerous attractive beaver ponds and bordering New York State Forever Wild Land.



***132 GIS Acres
Waverly, Franklin County, New York***

Price: \$119,000

INTRODUCTION

Located on the northern edge of the Adirondack Park, the Cheney Hill Ponds parcel offers several level and cleared off the grid home site options along its western boundary. The central part of the land is characterized by a series of sizeable beaver ponds. The property is adjacent to New York State land along its eastern and southern boundaries where it is a quarter mile hike to the East Branch of the St. Regis River, an excellent Brook Trout fishery.

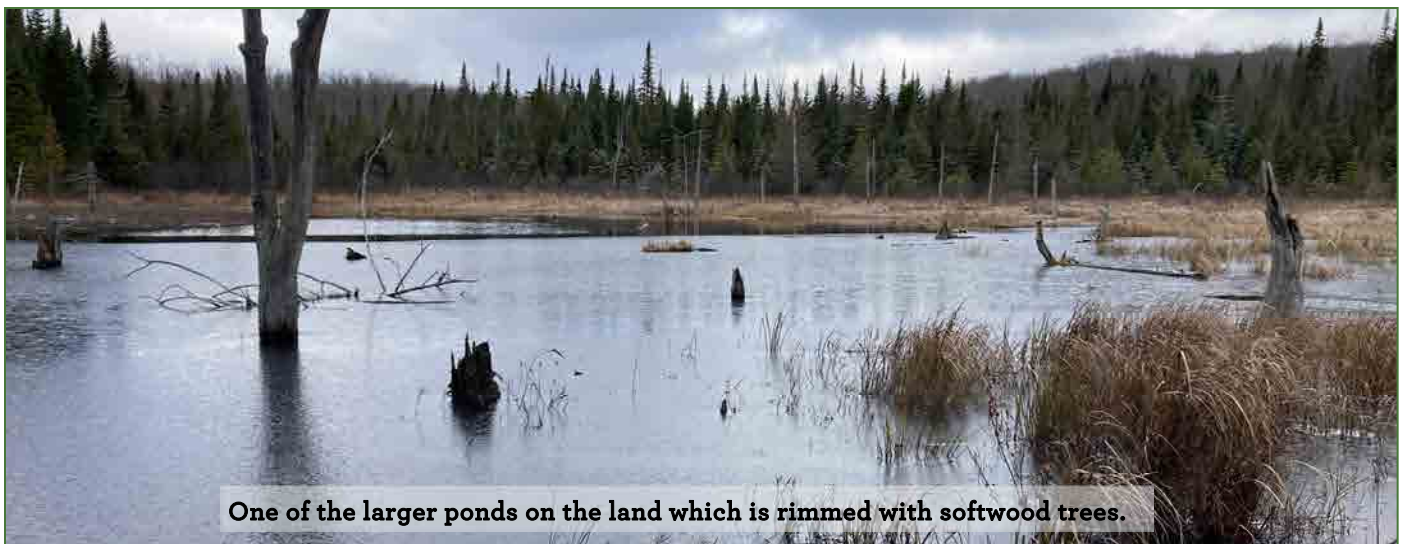
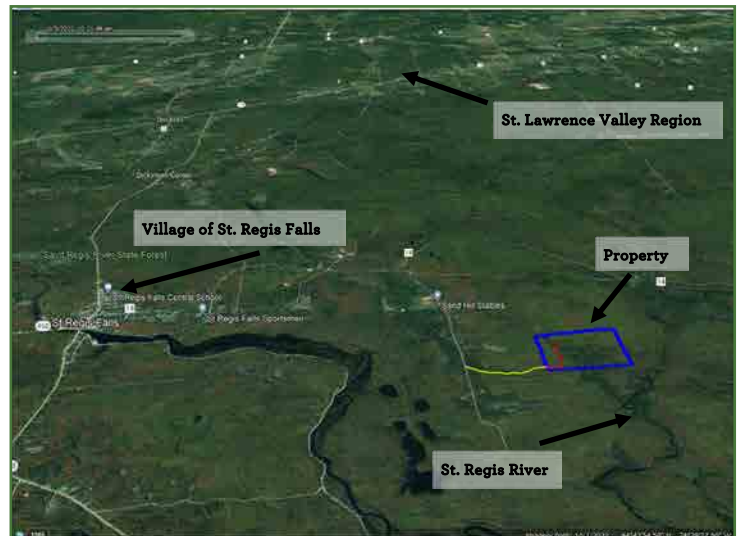
LOCATION

The Cheney Hill Ponds Parcel is in the town of Waverly, New York, in Franklin County just outside the village of St. Regis Falls, on the northern boundary of the Adirondack Park. This rural region is home to vast tracts of New York State land and offers an abundance of public access to the area's lakes and rivers. The property is bordered by New York State land that runs along both banks of the East Branch of the St. Regis River. The land is situated in a geographical transition zone with the St. Lawrence Valley to the north, with its increasing farmland, and vast forest cover to the south making up the Adirondack Park.

The property is a 2 hour drive from Montreal. Lake Placid is an hour to the southeast, the college town of Potsdam 30 minutes to the west, and the regions two commercial centers, Saranac Lake and Malone, are both a 30 minute drive away.



The land offers ponds, softwood & hardwood stands.



One of the larger ponds on the land which is rimmed with softwood trees.

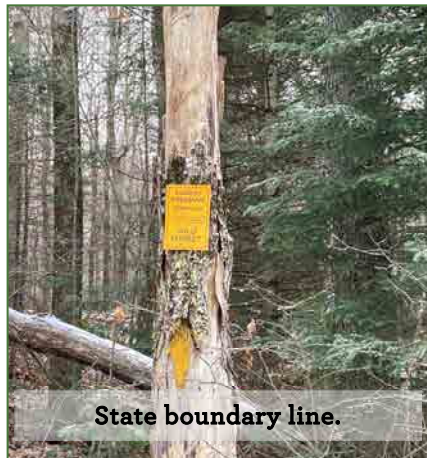
SITE DESCRIPTION

The Cheney Ponds Parcel is predominantly a young, even aged hardwood mix of maple, cherry and yellow birch. The central portion of the land has numerous beaver ponds around which the forest is dominated by spruce and fir. The western third of the property is flat with several large clearings. The grade gradually increases as the property goes east. The principal ATV trail through the land crosses between two ponds on the western property boundary then heads east and ends at the border with New York State land. From here it is a quarter mile hike down to the East Branch of the St. Regis River.

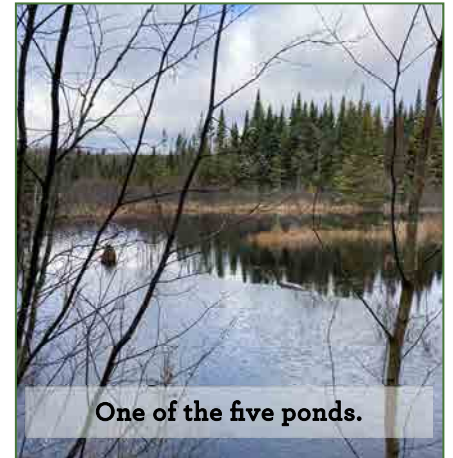
There are 8 distinct beaver ponds on the central portion of the property, the largest of which is approximately 4 acres. The ponds are generally surrounded by young spruce and fir. A network of ATV trails runs throughout the property with spurs leading to the largest of the ponds .



Developing hardwood stand on level terrain allowing for easy walking.



State boundary line.



One of the five ponds.



Clearing near western property boundary.



Internal ATV trail near the state boundary.

ACCESS

Access is provided by a deeded road right of way off the town maintained Trim Road. The right of way leading to the property is approximately a half mile in length and completely level.

From the village of St. Regis Falls take Duane Street for 2.5 miles, then go right on to Trim Hill Road. After .2 miles the road forks, go right on Trim Road and at 1.3 miles the entrance to the property is on the left .

TAXES & TITLE

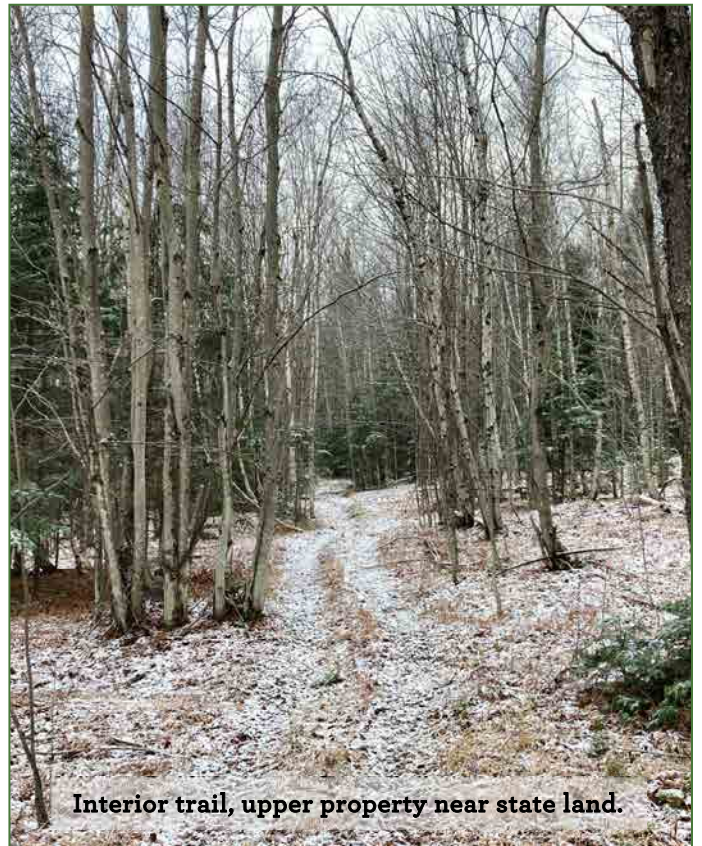
Annual taxes are \$1,791.38. The property is referenced in a deed recorded in Book 543, Page 570 .



Right of Way road leading into the land.



Balsam Fir stand near one of the ponds.



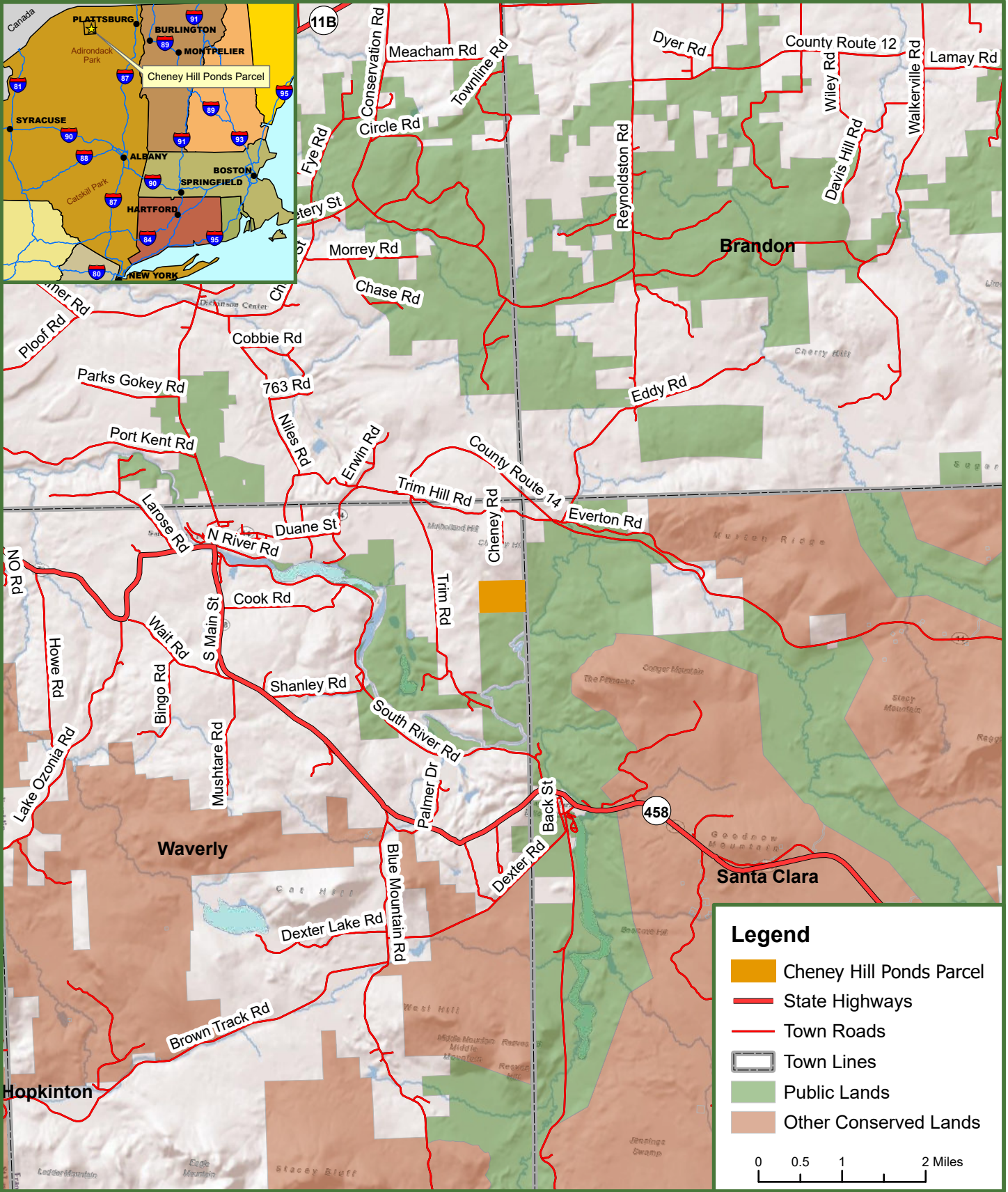
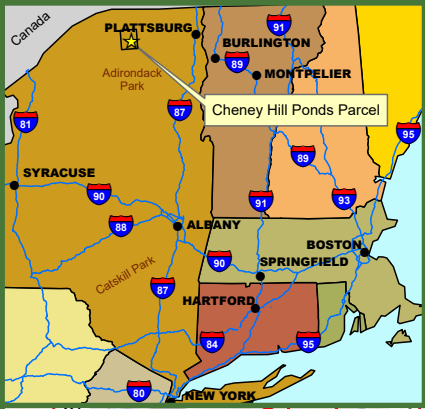
Interior trail, upper property near state land.

Locus Map

Cheney Hill Ponds Parcel

132 GIS Acres

Waverly, Franklin County, NY



Legend

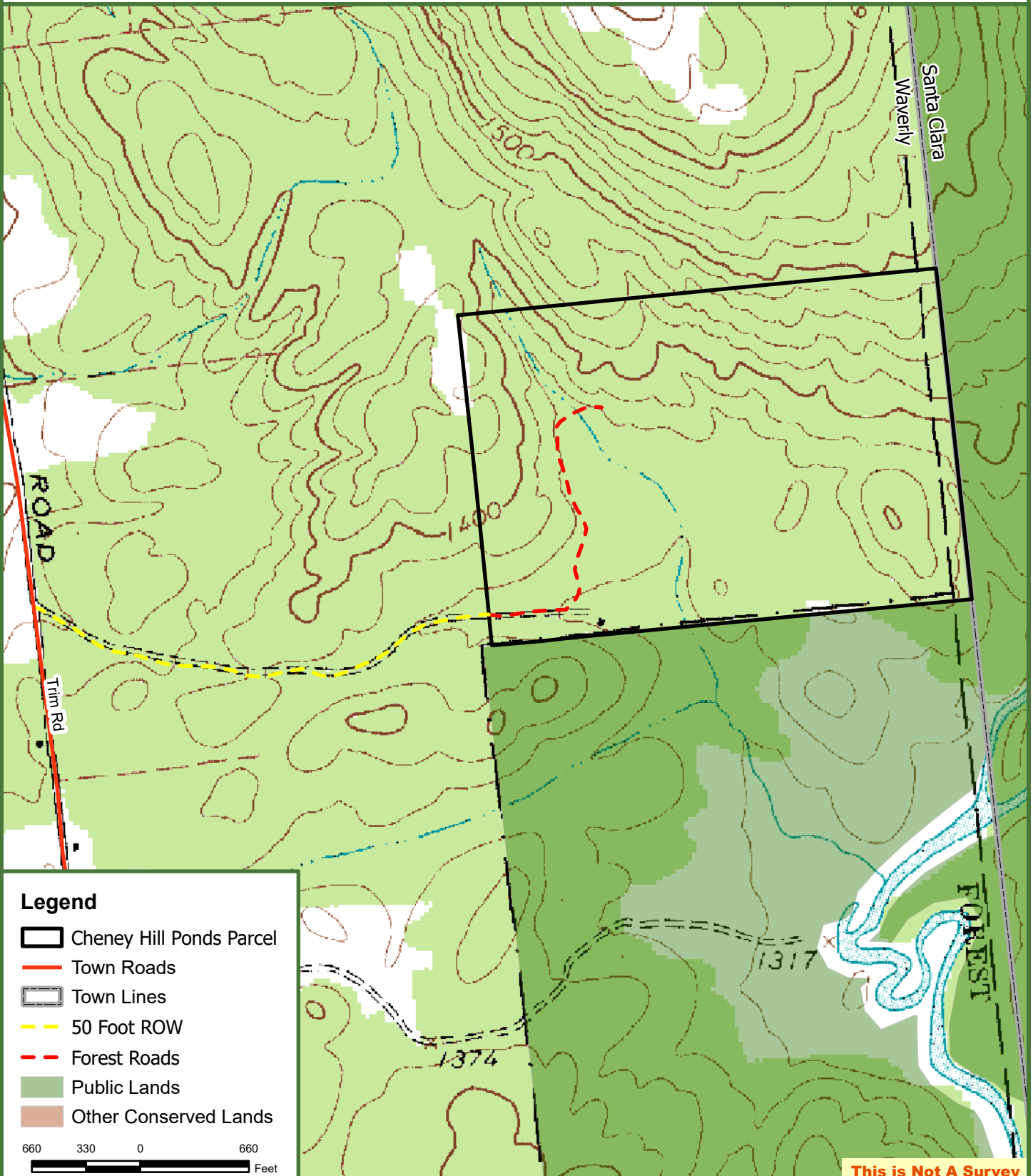
- Cheney Hill Ponds Parcel
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles








Cheney Hill Ponds Parcel

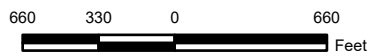
132 GIS Acres

Waverly, Franklin County, NY



Legend

-  Cheney Hill Ponds Parcel
-  Town Roads
-  Town Lines
-  50 Foot ROW
-  Forest Roads
-  Public Lands
-  Other Conserved Lands



This is Not A Survey

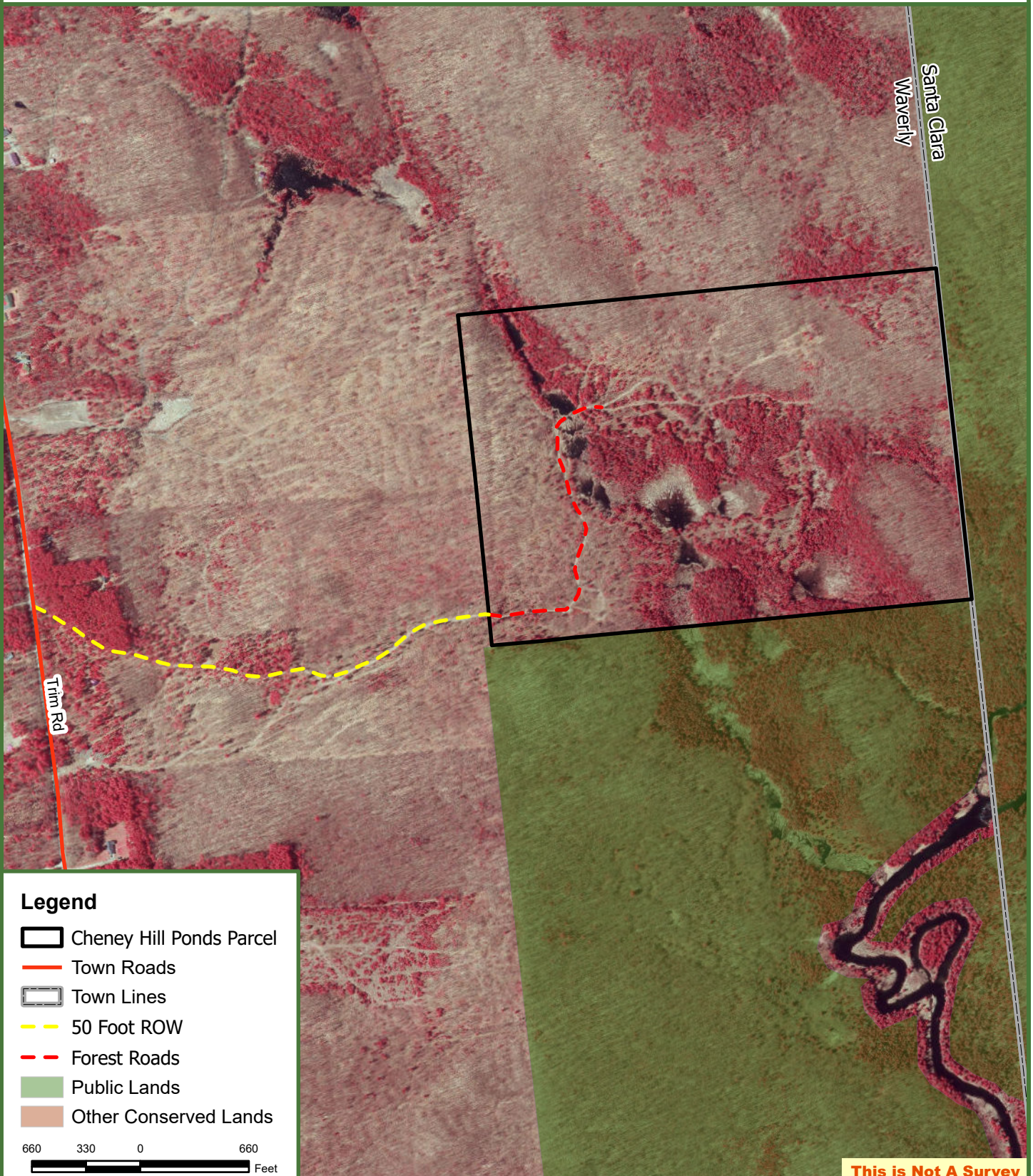
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



Cheney Hill Ponds Parcel

132 GIS Acres

Waverly, Franklin County, NY



Legend

- Cheney Hill Ponds Parcel
- Town Roads
- Town Lines
- 50 Foot ROW
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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 _____ (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: _____