

UPPER OSWEGATCHIE RIVER PARCELS

Four individually offered river parcels, each on the Oswegatchie River, with views of spectacular waterfalls, rapids, placid flows and private home-building sites.



Fowler & Edwards, St. Lawrence County, New York

Fullerville Falls Parcel, 13 Acres	\$110,000
Old Mill Falls Parcel, 25 Acres	\$120,000
Overlook Rapids Parcel, 83 Acres	\$180,000
Sluiceway Falls Parcel, 89 Acres	\$420,000

INTRODUCTION

For sale are four individually offered, incredible riverfront parcels along the beautiful West Branch of the Oswegatchie River. The Parcel's river frontage offers 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.

Each Parcel also offers a private building site within the sounds of the rushing falls or a direct view of the crashing water.

LOCATION

The parcels are located in Fowler and Edwards, St. Lawrence County, New York. This location is at the foothills of the northwestern 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 of 2,200) is a mosaic of natural pine and hardwood forests, rural communities, and weekend cabin properties.

St. Lawrence County is the largest county in New York State and is home to the Thousand Islands and St. Lawrence 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.



Rock outcropping near river frontage.



The river with County Route 24 in view.



Swirling water after the Old Mill Falls parcel.

Fullerville Falls Parcel - Fowler - +/-13 Acres

ACCESS

There are two access points off Stone Road, a town-maintained artery that connects with nearby County Route 24, also known as Russell Turnpike. 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 (ROW) that extends approximately 975' from Stone Road to the property's riverfront area. Electric power and telephone service run along Stone Road.

SITE ATTRIBUTES

Two spectacular waterfalls along this part of the Oswegatchie River's West Branch shape this Parcel's unique waterfront opportunity.

The highlight is the 12' high Fullerville Falls, a well known scenic waterfall in the region. During lower water, the waterfall slips into two sections with a massive bedrock area bisecting each side of the waterfall. When the river runs high, the waterfall stretches the width of the river with a constant mist cloud overhead which can be heard and seen from a distance.

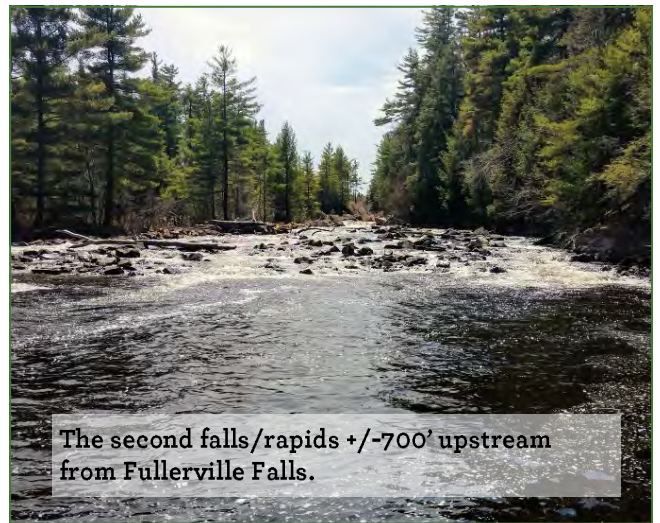
The land has frontage on an additional waterfall and associated rapids +/-700' upstream.

The potential homesite is located off the western access point (closest to County Route 24), roughly 500' from Stone Road. From this site, you can hear the waterfall and then its only a short walk down a path to the edge of the falls.

Looking over Fullerville Falls from the land.



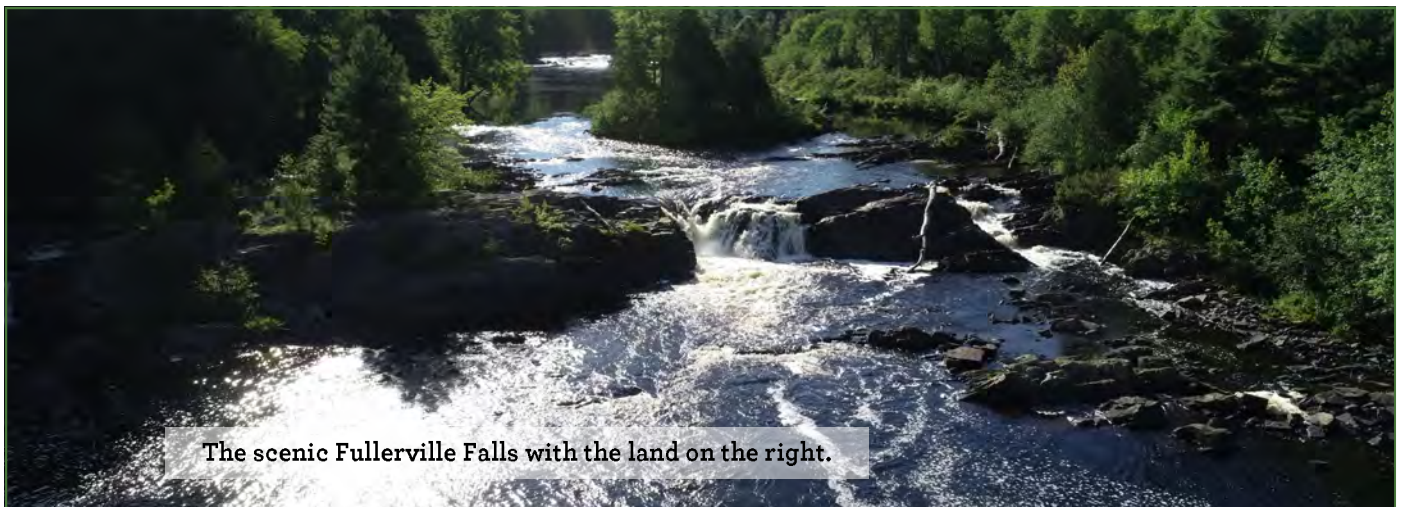
The second falls/rapids +/-700' upstream from Fullerville Falls.



TITLE & TAXES

The land currently exists as a single tax lot which will be transferred as is. A January 2011 survey indicates a total of 13.6 acres. Taxes in 2023 were roughly \$3.16 per acre (this will increase once sold).

The scenic Fullerville Falls with the land on the right.



Old Mill Falls Parcel - Fowler - +/-25 Acres

ACCESS

The access is via a 65' wide right of way (ROW) from Sand Road through the adjacent property for +/-660' in a downhill, westerly direction. The ROW follows an old mill road, a solid base for a future driveway. Once on the property, the old road runs for another +/-1,100' to the old mill site, falls, and rapids.

Electric power and year-round town road maintenance are +/-660' to the north along Sand Road. The paved County Route 24 is +/-2,300' from the ROW, allowing easy access to points beyond.

SITE ATTRIBUTES

The old mill site's remnants today consist of various low stone and cement walls adjacent to the river and falls. The site was likely last used 80-100 years ago. An ideal building site would be within sight of the falls by the old mill site. Tall, old white pine and hardwood trees are commonly found throughout the property.

The falls and rapids here extend the entire width of the river, crashing over exposed bedrock during lower water levels. Attractive rapids lead into the falls and continue after the falls as the water then runs downstream a short distance to the Fullerville Falls (just off the property). Upriver from the falls, the river runs slow and deep.

TITLE & TAXES

The land is part of a larger tax lot which will be subdivided prior to the sale. A January 2011 survey indicates a total of +/-24.9 acres. Taxes in 2013 were roughly \$3.16 per acre (this will increase once sold).

The rapids below the Old Mill Falls.



The Falls at the Old Mill site.



The Old Mill Falls seen from above, land on left.



Overlook Falls Parcel - Fowler - +/-83 Acres

ACCESS

The land has +/-1,430' of frontage on both sides of Sand Road. Electric power and year-round town road maintenance exist at the northwest corner of the Sand Road frontage. County Route 24 is +/-1,500' from this boundary, allowing easy access to points beyond. The land on the northern side of Sand Road is level and well-drained, well-suited for home development.

Access to the river frontage starts at a forestry clearing along the south side of Sand Road and runs downhill +/-2,200' in a southerly direction following a woods trail. This woods trail would have to be converted into a year-round driveway before a home can be built along the river.

SITE ATTRIBUTES

The land holds nearly 2,500' of river frontage along a slow but deep-running section of the river. The southern portion of the river frontage has rapids and is within view of a waterfall on the adjacent property.

Terrain near the Sand Road frontage is level to gently sloping with generally deep, sandy soils. The terrain leading down to the river is steep between a narrow valley that offers the potential driveway to the river.

High-quality, white pine with average diameter of 19.5" dominates the forest cover creating exceptional forest aesthetics and offering future income from the timber's \$90,000 estimated net value.

TITLE & TAXES

The entire Parcel IS enrolled in New York's Real Property Tax Law 480-A, significantly reducing the annual tax burden. Given the land is in the process of being subdivided, no current annual tax amount is known; however, the annual tax per acre for the entire ownership is +/- \$3.16/ac (this amount will likely increase).



Placid, flat, deep water frontage; land on right.



Attractive pine & level ground near the road.



The rapids at the land's southern river frontage during low Fall water.

Sluiceway Falls Parcel - Fowler & Edwards

+/-89 Acres

ACCESS

The land has +/-880' of frontage on both sides of Sand Road, a graveled town road. Electric power and year-round town road maintenance are .9 miles to the northwest. A transmission power line runs across the land east of Sand Road. A +/-4,400' long access road exists through the Parcel and down to near the river, serving as a solid base to build a year-round driveway and potential building site near the river.

SITE ATTRIBUTES

This Parcel offers a natural water feature equal to those found in a national park. During lower water levels, the entire West Branch of the Oswegatchie River is channeled through a narrow rock pinch, creating a sluiceway with extreme power, ending in falls, leading to rapids. During high water levels, the river has falls on its eastern side, opposite the sluiceway, divided by a tiny island of trees and bedrock. This stunning location offers any visitor an exciting experience no matter the time of year.

High-quality, large-diameter white pine (average diameter of 17.5") dominate the forest cover creating exceptional forest aesthetics throughout the land.

TITLE & TAXES

The entire Parcel IS enrolled in New York's Real Property Tax Law 480-A, significantly reducing the annual tax burden. Given the land is in the process of being subdivided, no current annual tax amount is known; however, the annual tax per acre for the entire ownership is +/- \$3.16/ac (this amount will likely increase).



Tall, quality pine characterize the forest cover.



The Sluiceway during Fall's low water conditions.



The river just downstream from the Sluiceway.

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

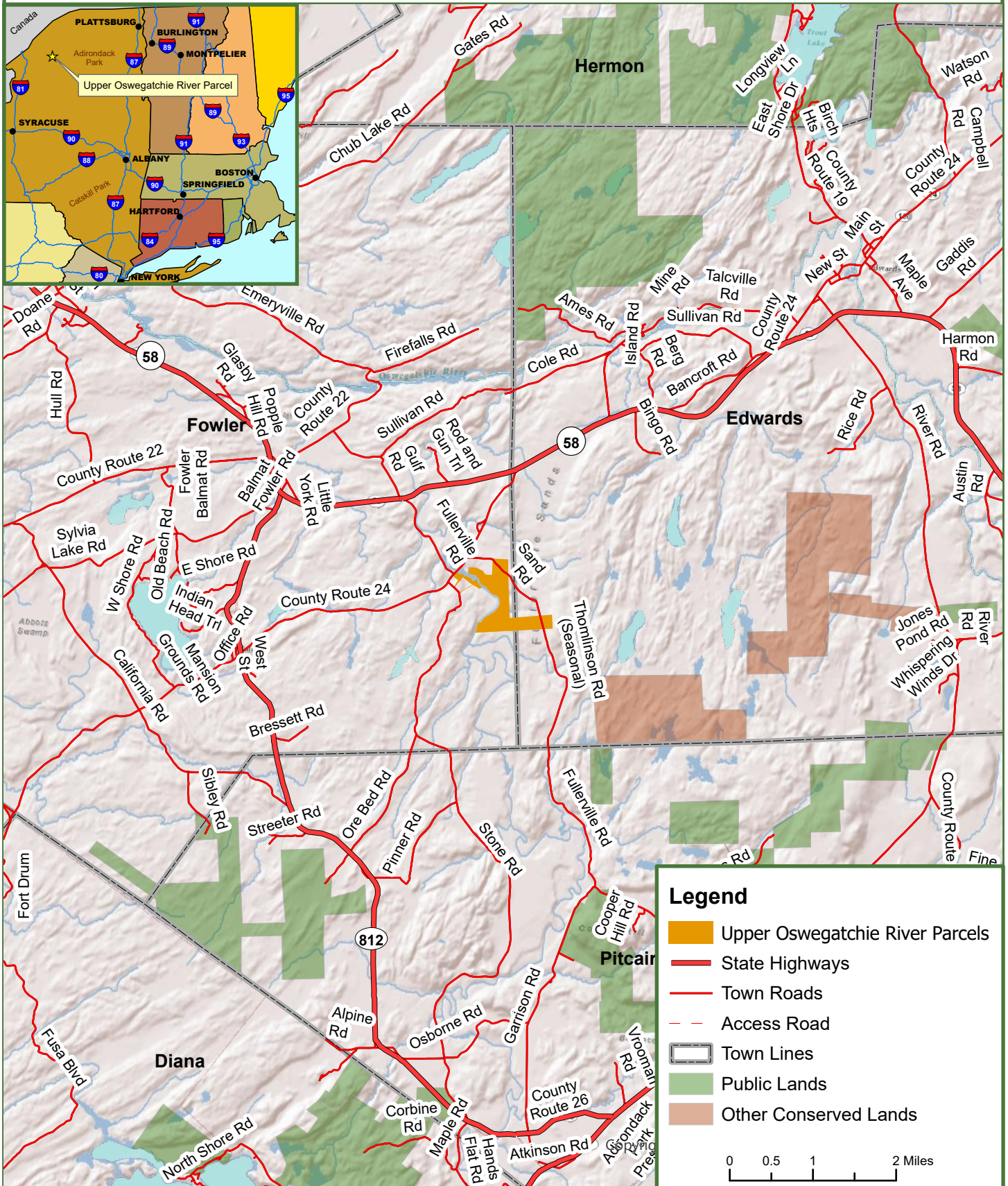
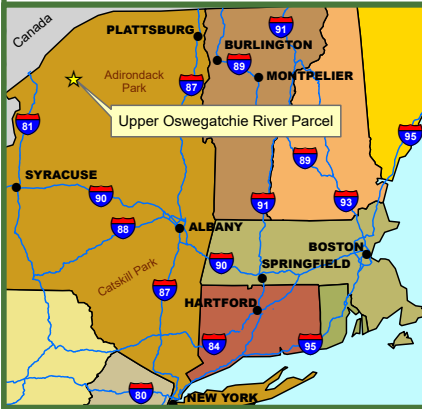
Upper Oswegatchie River Parcels

Acreage by Individual Parcels

Fowler/Edwards, St. Lawrence County, NY



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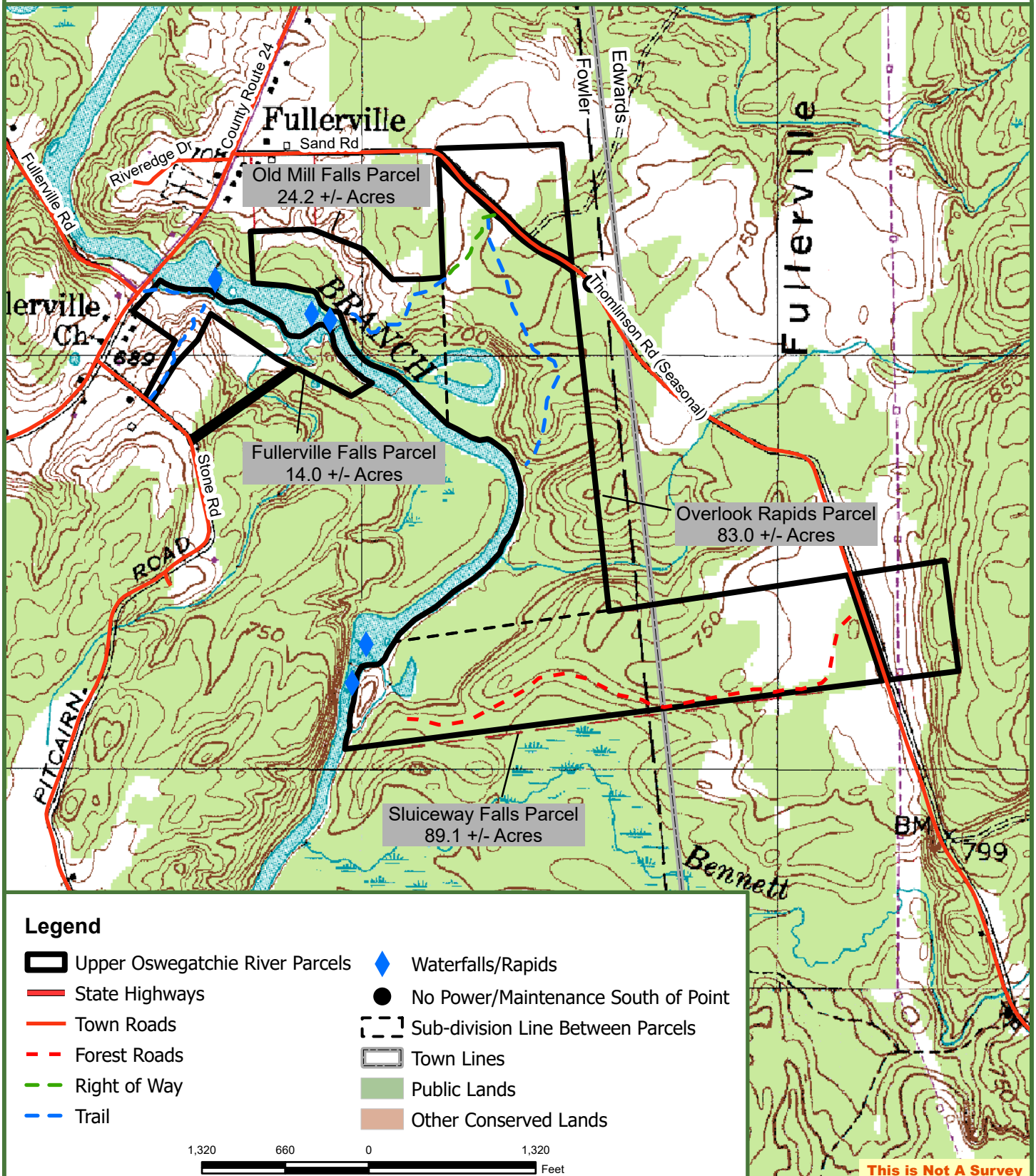
Upper Oswegatchie River Parcels

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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.



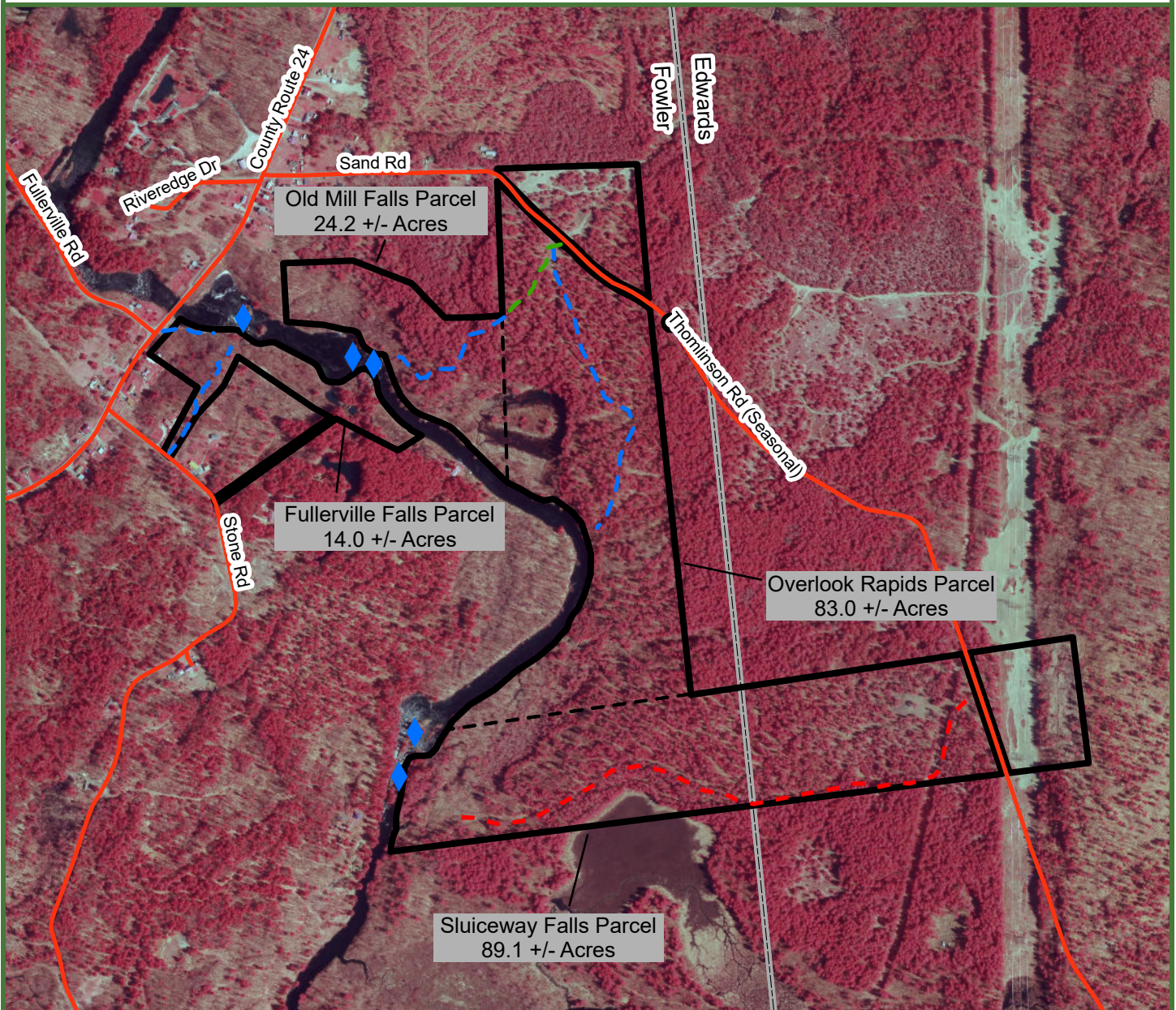
Upper Oswegatchie River Parcels

Acreage by Individual Parcel

Fowler/Edwards, St. Lawrence County, NY



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Legend

- | | |
|---------------------------------|-------------------------------------|
| Upper Oswegatchie River Parcels | Waterfalls/Rapids |
| State Highways | No Power/Maintenance South of Point |
| Town Roads | Sub-division Line Between Parcels |
| Forest Roads | Town Lines |
| Right of Way | Public Lands |
| Trail | Other Conserved Lands |

1,320 660 0 1,320
Feet

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 Tom Gilman (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:

(X) Seller as a (check relationship below)

() Buyer as a (check relationship below)

(X) 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: _____