

O'MALLEY BROOK FOREST

An Adirondack Foothills multiple-use property featuring a well-stocked timber resource, highlighted by substantial brook frontage, a small pond, and a rolling landscape for camp, home, recreational pursuits.



***87.7 Tax Acres
Colton, St. Lawrence County, New York***

Price: \$189,000

LOCATION

O'Malley Brook Forest is located in a peaceful northwest corner of the Adirondack Foothills between the small hamlets of Colton and Parishville. This scenic area lies within 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 Raquette River Corridor, the surrounding neighborhood is in a desirable wooded setting of rolling hardwood/softwood ridges and managed white pine forests. The neighboring ownership patterns are a patchwork of well-scattered year-round residences, seasonal camps, State/County Forest Lands, working private forests, farmland, and appealing waterfront homes.

The property is situated across from some 358 acres of St. Lawrence County Forest Land (public access) with thousands of acres of nearby New York State Forests, adding additional recreational opportunities for hiking, nature viewing, snowshoeing, cross-country skiing, hunting, and fishing.

The Whitehill Town Road area in nearby Parishville is also well known for access to good hunting, fishing, and snowmobiling.

Eight miles north of the land is Higley Flow State Park, a 1,115-acre park with campground facilities, and a sandy beach on one of the several reservoirs of the Raquette River.

Massena (10,800) is 32 miles north along the St. Lawrence Seaway. Potsdam (17,000) is the regional educational hub of Northern New York and is 13 miles north of the property. Lake Placid, one of Adirondack's most popular four-season resort towns, is within a two-hour's drive as well.



Hardwood stand across the Brook in the northeast section of property.



O'Malley Brook as it flows around boulders and over the washed stone bottom, heading downstream toward an old farm bridge embankment.



The western section of road frontage along County Route 58 leading to the Hamlet of Colton. Utilities are located across the road from property.

PROPERTY DESCRIPTION

If you've been looking for a medium-size acreage, well-timbered property with plenty of ground to hike, ride, and explore, as well as a large babbling brook and small pond, then you will definitely want to look at O'Malley Brook Forest. The rolling and variable topography with scattered large rock boulders and glacial erratics, plus the northern hardwood and mixed wood forests at O'Malley Brook, are typical for this part of the Adirondacks. The terrain is suitable for a wide variety of recreational activities, plus home or camp-building options.



Sandstone boulders along hardwood ridge in southern end of property.

Current timber stocking levels are well suited for a selective thinning timber harvest which would provide some revenue in the short-term, while also supporting long-term timber growth.

Manage the land for wildlife, forest production, open space, or nature viewing while enjoying private year-round living or just quiet weekends away from the hustle of one's normal work week.



Small pond and adjoining wetland in south central section of land.

The main waterway is O'Malley Brook itself, which flows some 1,900 feet along the northern limits of the property. Through the heart of the land is a year-round stream that supports a few smaller water pools and forms a picturesque 2-acre wetland flow with a small pond. 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 relatively short trail hike through the forest will bring you to this peaceful and private locale. A third stream with an associated 2 1/2 acre wetland complex is located in the southeast corner of the property.

ACCESS

The property benefits from nearly 2,238' of frontage along County Route 58 (Colton-Parishville Road). This roadway links the surrounding area to both the State Route 56 and US Highway 11 primary travel corridors. Electric utilities and phone service are available roadside for about 1200' coming from the west, further enhancing residential development potential in the northern portion of the property.

Internal access is obtained by numerous old forest and farm trails which extend from the road through the central portion and to the more remote areas of the tract, offering hiking opportunities to the pond and higher elevation hardwood ridges.

NATURAL RESOURCES

The surrounding northern Adirondack Foothill Region is well-known for growing quality hardwoods like sugar maple, yellow birch, red maple, and black cherry, as well as softwoods such as white pine and hemlock. O'Malley Brook's strong recreational and home site attributes can be boosted by its short-term and long-term forestry potential. If desired, many forest stands can be managed for sawtimber production while simultaneously improving the overall wildlife habitat of the parcel.



White Pine small sawtimber stems growing on sidehill and around large rock outcrop in northwest corner section of the tract.

The property's forested areas are well established and have developed since being agricultural land some 80+ years ago. A mixedwood stand of about 45 acres is dominated by white pine, sugar maple, and red maple, with minor amounts of red pine, beech, white ash, hemlock, and scotch pine. Many tall large diameter white pine trees are scattered throughout this area. A primarily hardwood stand of about 34 acres occupies the more eastern and southwestern high ridge sections of the property. This stand is mostly comprised of red maple, sugar maple, and white ash, with some lesser amounts of beech, white pine, yellow birch, black cherry, and basswood.



Forest trail through the land, in this location the timber resource is large pole-sized to small sawtimber sized 50 to 60 year old hardwood stems.

The remaining areas of the land are estimated to include approximately six acres of wetlands and some two acres of old farm openings, which were once pasture.

TAXES & TITLE

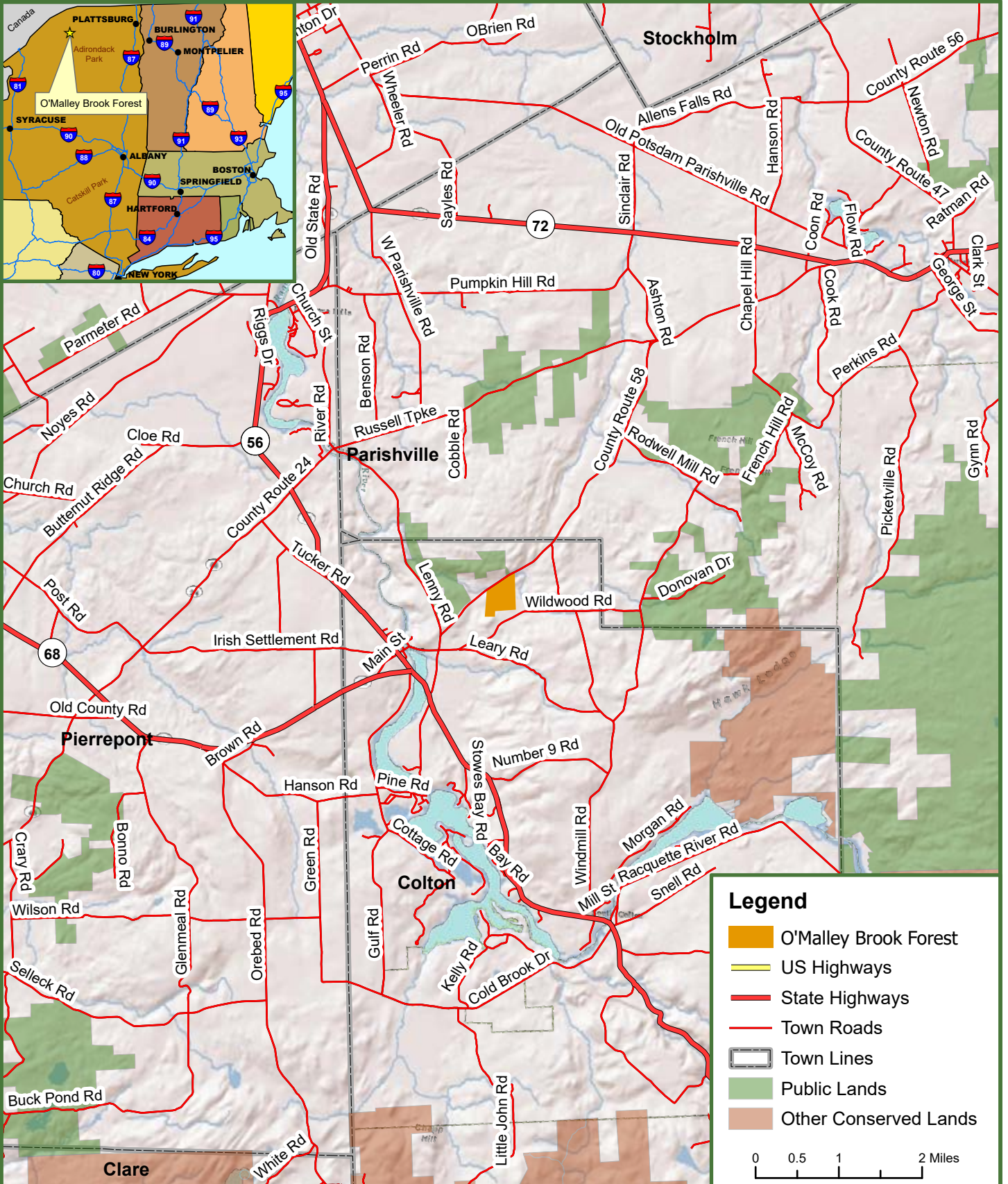
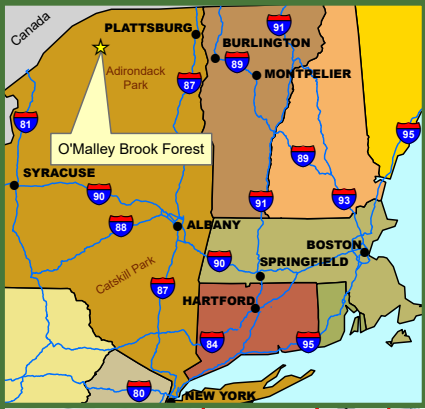
Annual total property taxes in 2023 were approximately \$1,055. The property **IS NOT** enrolled in New York State's Real Property 480-a Forest Tax Law, which reduces the annual tax burden by as much as 80%.

This property is referenced as Town of Colton Tax Map Parcel #105.001-3-11.1. The deed is recorded in book 2015, page 4049 in the St. Lawrence County clerk's office, Canton, NY. Maps in this report are based on tax and deed information.

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 O'Malley Brook Forest 87.7 Tax Acres Colton, St. Lawrence County, NY





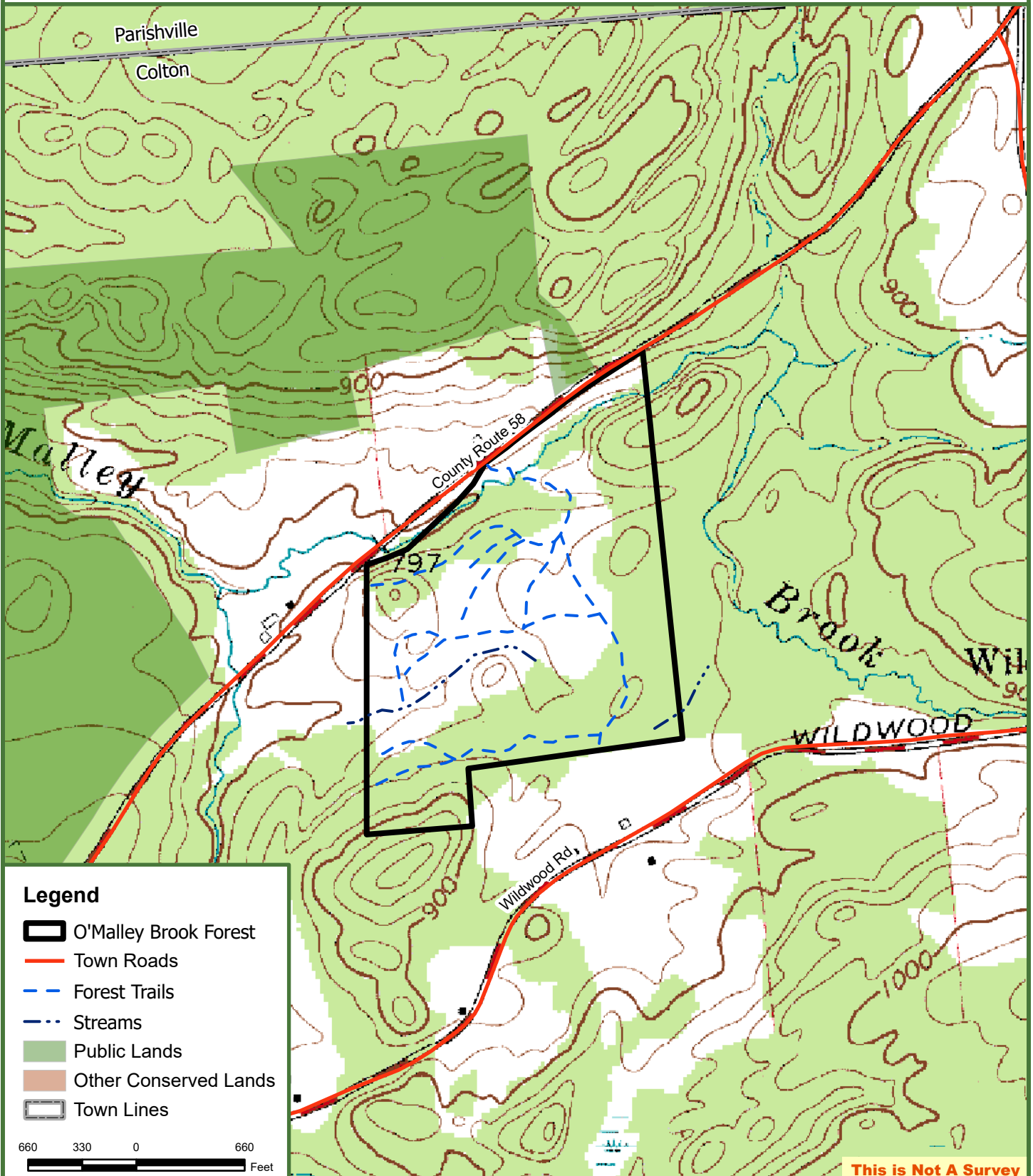
O'Malley Brook Forest

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Colton, 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.



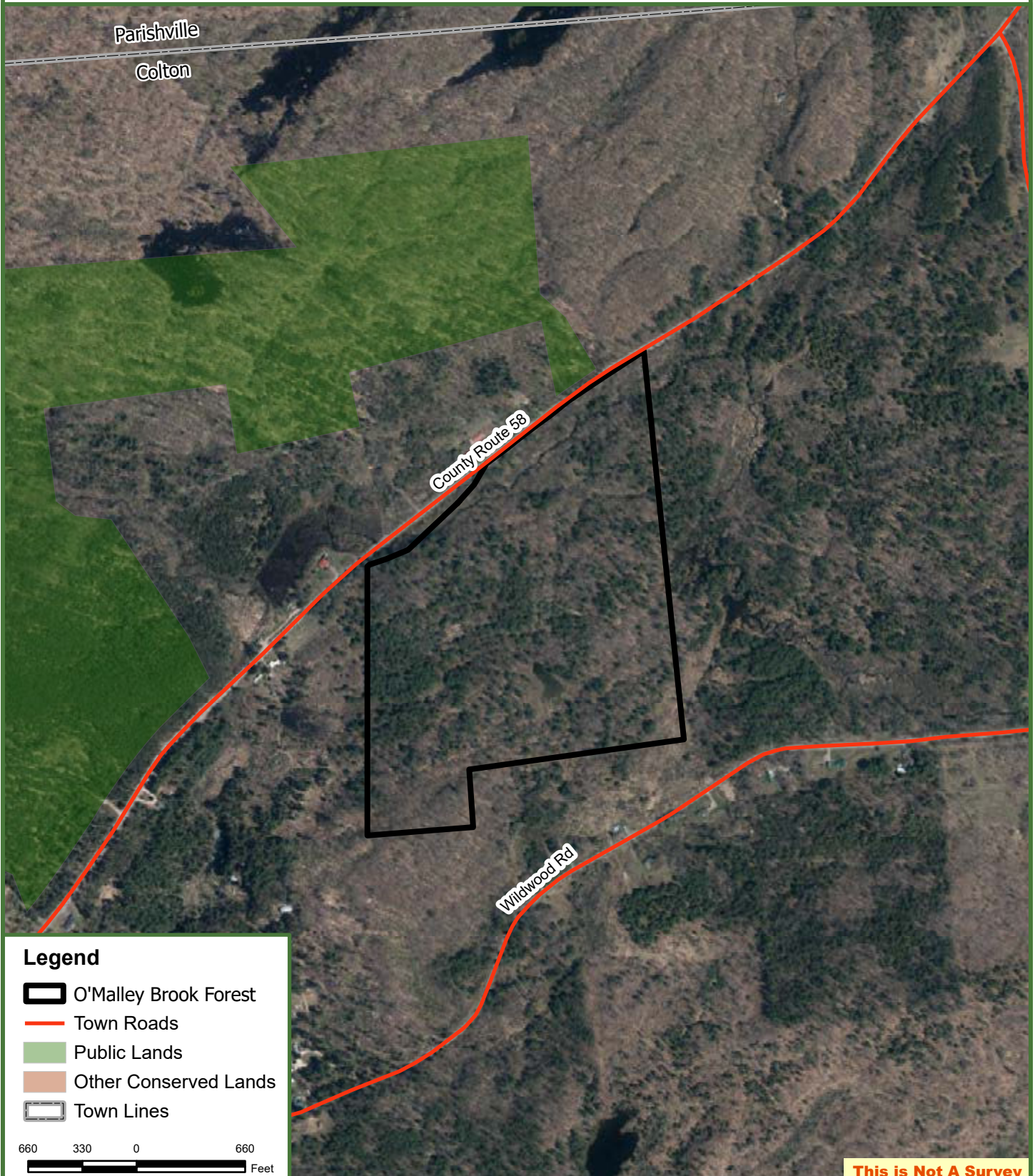
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This is Not A Survey

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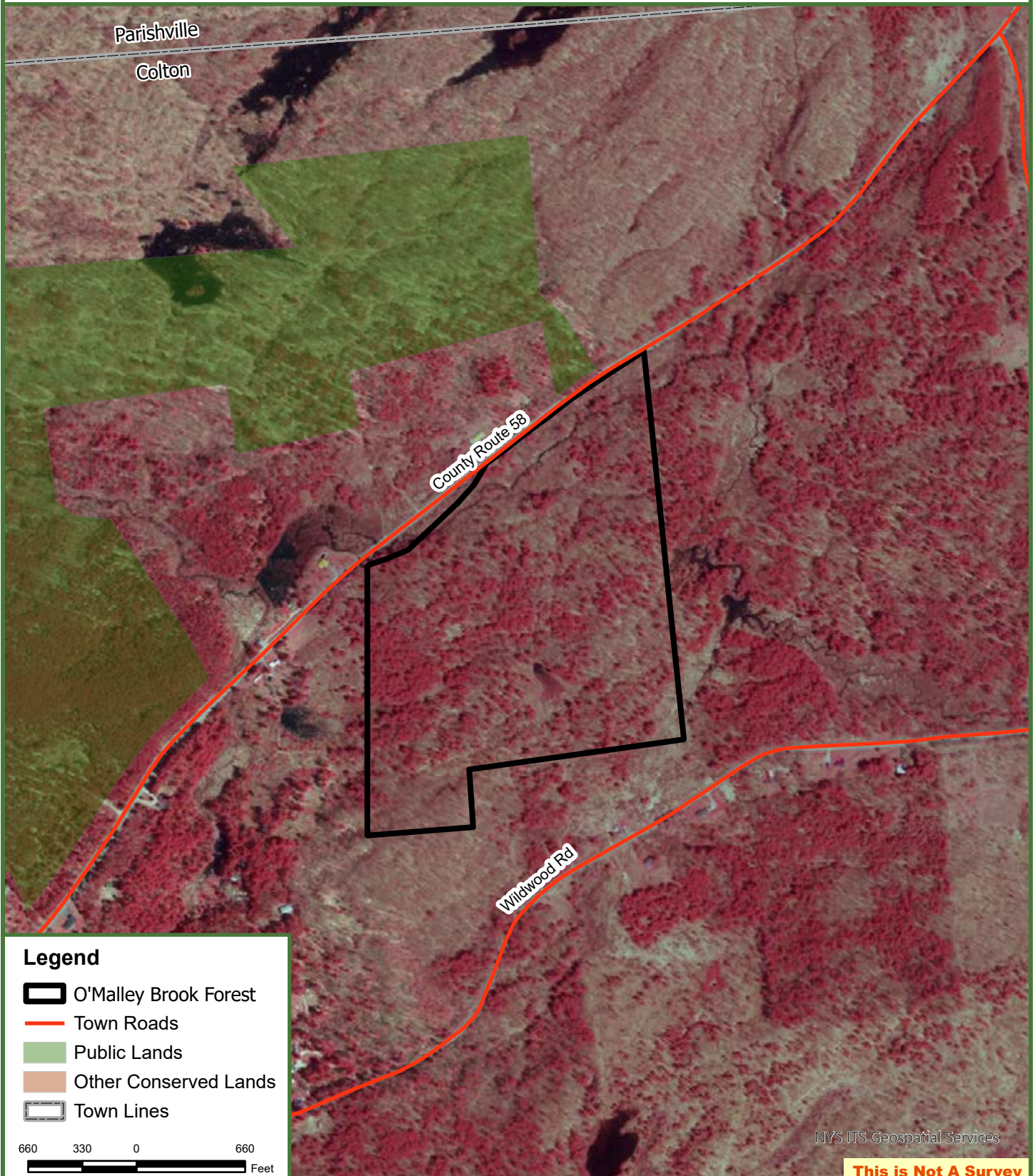
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New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or 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 agents.

Throughout the transaction you may receive more than one disclosure form. The law may require 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 interests. 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 consistent 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 cannot 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 the 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. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

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. 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

New York State Disclosure Form for Buyer and Seller

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 landlord or tenant. A designated sales agent cannot provide 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. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Robert T. McLaughlin of Fountains Land, Inc.
(Print Name of Licensee) *(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 <i>(check relationship below)</i> | <input type="checkbox"/> Buyer as a <i>(check relationship below)</i> |
| <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 | |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance Informed Consent Dual Agency
 Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: N/A is appointed to represent the buyer; and N/A 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):

X _____

X _____

Date: ^X _____

Date: _____