

LOWER OSWEGATCHIE RIVER PARCELS

Six individually offered river parcels with private home building sites, each on the Oswegatchie River, offering views of either spectacular rapids or placid river flows.



Fowler, Edwards & Pitcairn, St. Lawrence County, New York

Parcel 1, 449 Acres - \$590,000
Parcel 2, 403 Acres - \$550,000 Sold
Parcel 3, 124 Acres - \$180,000
Parcel 4, 588 Acres - \$810,000 Sold
Parcel 5, 322 Acres - \$600,000 Sold
Parcel 6, 237 Acres - \$312,555 Sold

INTRODUCTION

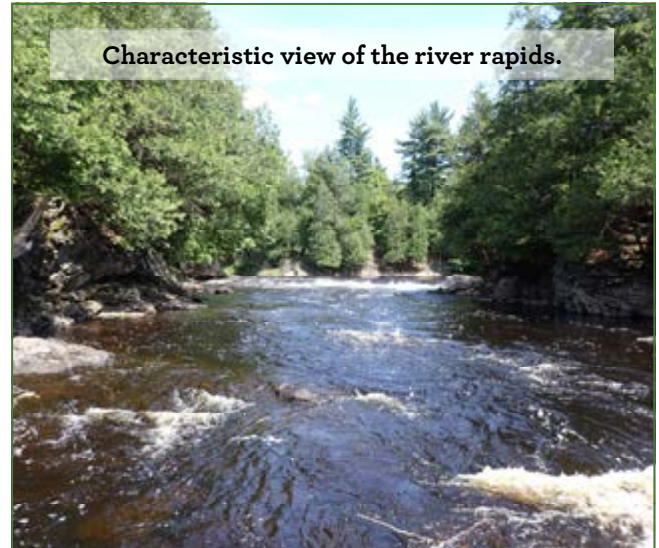
For sale are six individually offered, incredible riverfront parcels along the beautiful West Branch of the Oswegatchie River. The parcel's river frontage provides an entire suite of river attributes - frothy, cascading falls, plunging pools, shimmering ripples, high granite outcroppings, placid flat water – there's a little bit of everything along this stunning river frontage.

Each parcel also offers various private building sites along the river with no nearby roads, houses, or noise.

LOCATION

The parcels are located in the towns of Fowler, Pitcairn 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 nearby village of Harrisville (population 670) is a rural community along the Oswegatchie River with a full suite of amenities.

St. Lawrence County is the largest in New York State and is home to the St. Lawrence International Seaway, connecting the Great Lakes with the Atlantic. Gouverneur (population 3,949) is an 11-mile drive to the northwest along the Route 58 corridor, while Canton is a 45-minute drive to the north. Syracuse and Rochester/Albany lie within a two and three-hour drive.



Characteristic view of the river rapids.



Characteristic view of a calm river stretch.



A long stretch of the private river with commonly found high and dry shoreline. River privacy with no nearby roads characterizes the land.

Parcel 1, Edwards & Fowler - +/-449 Acres

ACCESS

The land has +/- 1 mile of road frontage along Thomlinson Road, a seasonally town-maintained gravel road. Electric power is not along this road but is available 1.9 miles to the north. Two existing woods roads enter the land along Thomlinson Road, each running south and westerly for +/-1.3 miles to the spectacular falls along this long river frontage.

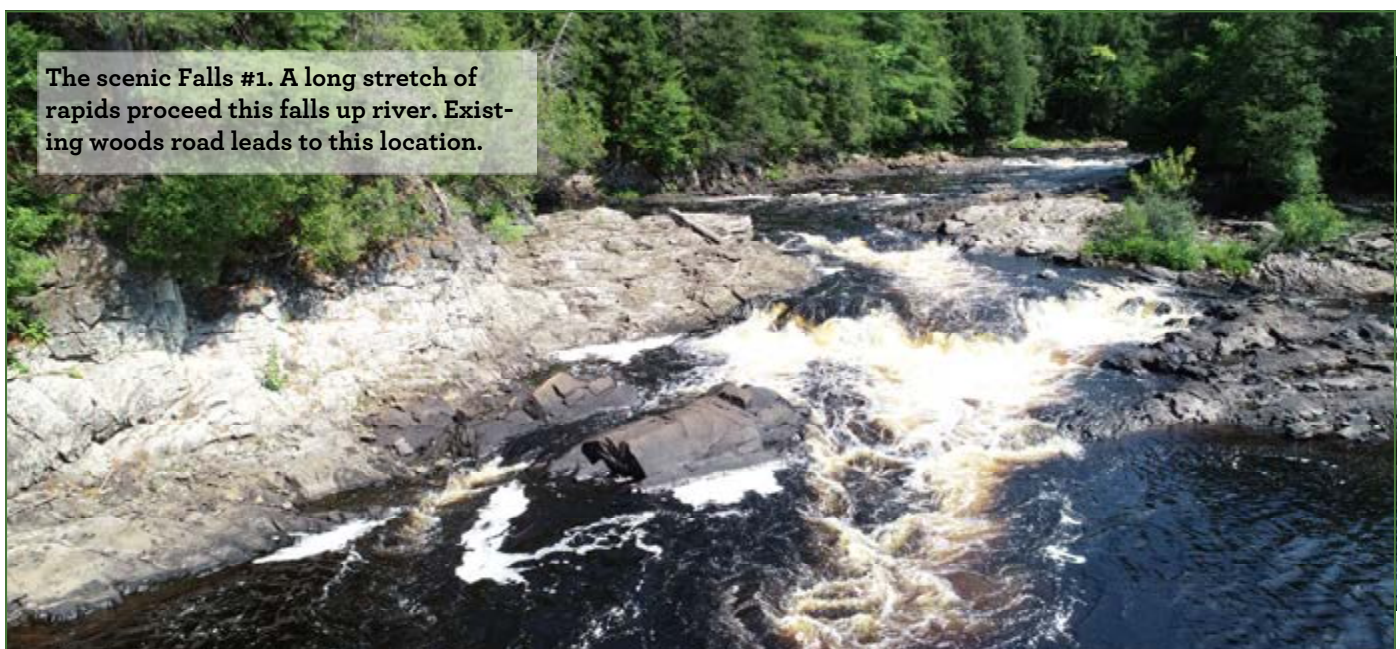
SITE ATTRIBUTES

The property offers +/-1.3 miles of frontage along the West Branch of the Oswegatchie River. The highlight of this river frontage is the scenic Falls #1, with it's long stretch of rapids upstream from the falls. This river location also features swirling eddies and a deep pool with rock outcrops, an ideal building location.

Terrain is variable with level land along much of the river frontage, modestly sloping ground on the majority of the land, with steeper, undulating terrain in the southeast area.

TAXES & TITLE

The entire parcel IS enrolled in New York's Real Property Tax Law 480-A. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac. A 65' wide ROW will run through the land to provide access for the adjacent Parcel #2 (see maps for location). The property is associated with a recreational lease that generates +/--\$6.99/ac. The lease can be canceled per the terms of the lease agreement.



Parcel 1, Edwards & Fowler - +/-449 Acres

TIMBER

Timber data is based on a comprehensive timber inventory, conducted in April of 2023 by the ownerships forest consultant. The timber data reveals a total per acre volume of 19.1 cords. Stumpage values were assigned to the volumes in June of 2023 by F&W Forestry, producing a parcel-wide Capital Timber Value (CTV) of \$260,000. See Timber Valuation.

Species Composition:

A species composition nearly equally split exists with hardwoods 52% and softwoods 48%. Species composition for Total Volume offers a favorable mix led by white pine. The sawlog volume breakdown consists of similar species and percentages.

Stocking and Stem Quality:

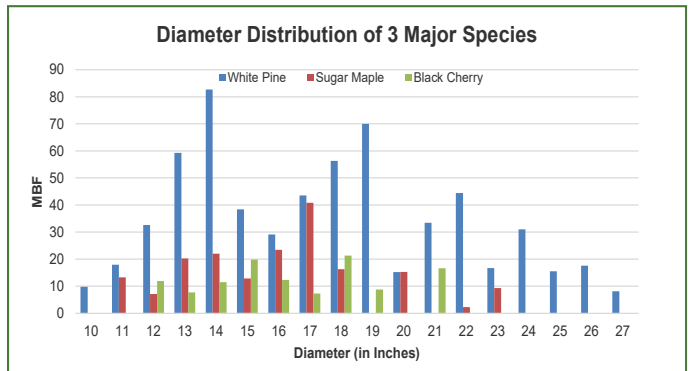
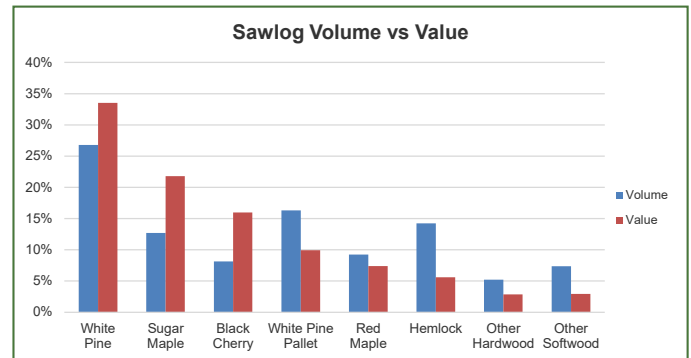
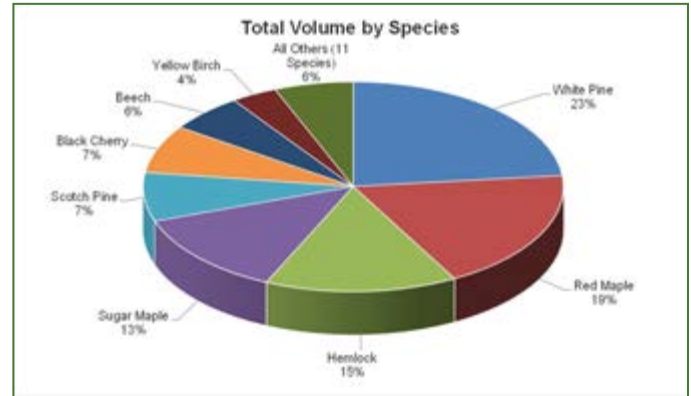
Overall, forest stocking is about average for the region with Basal Area (BA) at 71 ft² on 186 stems/acre.

Sawlog Value:

Sawlog value is dominated by white pine (44%), followed by sugar maple (22%), and black cherry (16%), with other miscellaneous species, all with a long history of strong demand.

Diameter Distribution:

Average diameters for the three major species are white pine 17.5", sugar maple 16" and black cherry 16". Financial maturity for most sawlog species is 18-24", therefore many of the stands on this parcel are within 20-30 years of generating considerable income.



Parcel 2, Pitcairn - +/-403 Acres

ACCESS **Sold**

The property has +/-0.9 miles of frontage along Thomlinson Road, a seasonally town-maintained gravel road. No electric power runs along this road.

A 65' wide right of way road provides access to the river frontage, which begins on the adjacent Parcel 1 running +/-0.8 miles before crossing the property boundary (see maps for ROW location). Once on the Parcel, the woods road runs 1.2 miles in a southerly direction parallel but east of the river.

SITE ATTRIBUTES

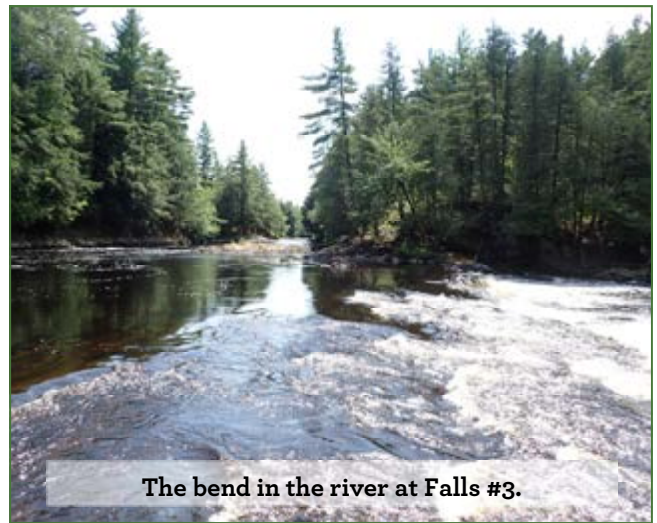
The land offers +/-2.1 miles of scenic river frontage. Falls #3 is just a short walk from the access road, including rapids, deep pools, and a sand bar. Downstream, the river runs wide and deep before entering first the long rapids, then Falls #2. The terrain is level to modestly sloping close to the river with mountainous, hilly ground on most of the remainder.

TAXES & TITLE

The entire Parcel IS enrolled in New York's Real Property Tax Law 480-A, significantly reducing the annual tax burden. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac. The property is associated with a recreational lease that generates +/--\$6.99/ac. The lease can be canceled per the terms of the lease agreement. Copies of lease available upon request.



The Sand Bar at Falls #3 with deep pool in view.



The bend in the river at Falls #3.



Falls #3 is just out of view at the bend with the Sand Bank on left. Falls #2 is seen upstream in the distance.

Parcel 2, Pitcairn - +/-403 Acres

TIMBER Sold

Timber data is based on a comprehensive timber inventory, conducted in April of 2023 by the ownerships forest consultant. The timber data reveals a total per acre volume of 22.5 cords. Stumpage values were assigned to the volumes in June of 2023 by F&W Forestry, producing a parcel-wide Capital Timber Value (CTV) of \$309,800. See Timber Valuation.

Species Composition:

A species composition dominated by hardwoods exists with hardwoods 73% and softwoods 27%. Species composition for Total Volume offers a favorable mix led by sugar maple. The sawlog volume breakdown consists of similar species and percentages.

Stocking and Stem Quality:

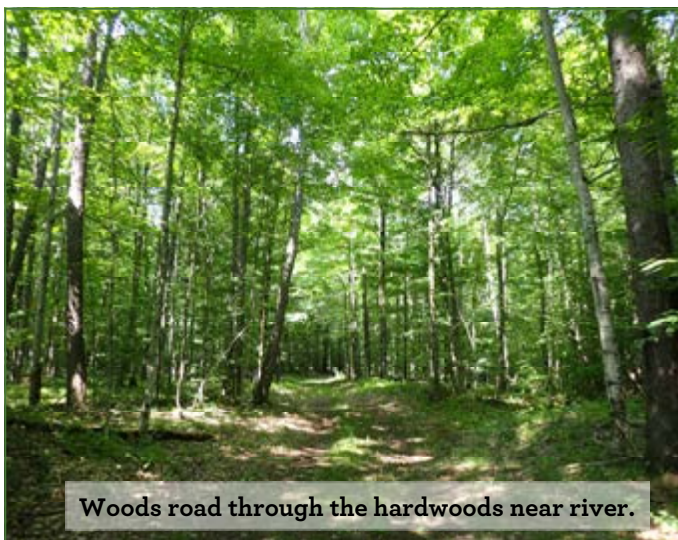
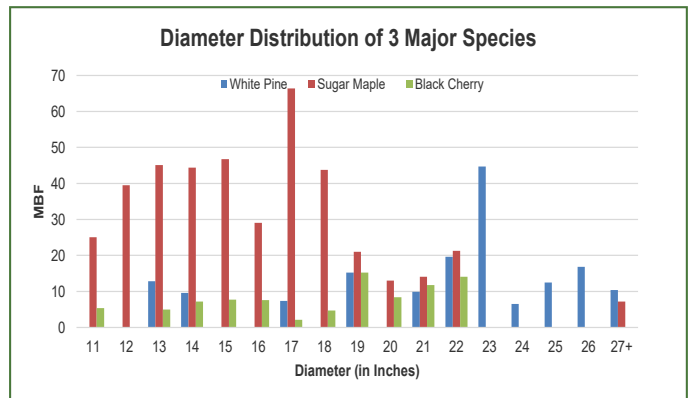
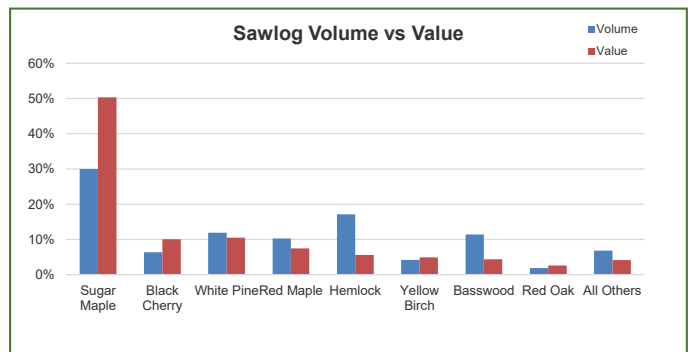
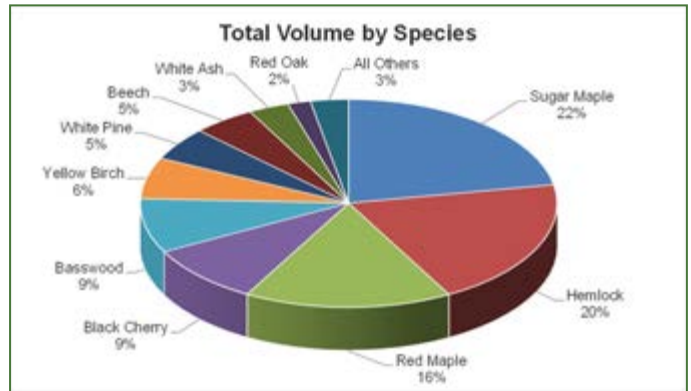
Overall, forest stocking is about average for the region with Basal Area (BA) at 86 ft² on 188 stems/acre.

Sawlog Value:

Sawlog value is dominated by sugar maple (50%), followed by black cherry (10%), white pine (10%), with other miscellaneous species, all with a long history of strong demand.

Diameter Distribution:

Average diameters for the three major species are white pine 22.5", sugar maple 16" and black cherry 18". Financial maturity for most sawlog species is 18-24", therefore many of the stands on this parcel are within 20-25 years of generating considerable income.



Parcel 3, Pitcairn - +/-124 Acres

ACCESS

The land has +/-2,045' of frontage on Stone Road. This road is town maintained up to the property's southern boundary; the road is seasonally maintained beyond this point. Electric power exists at the southern boundary along the road frontage. Internal access to the river frontage is provided by two individual private roads. The southern access road runs due east +/-1,300' along level terrain to the river's edge. The second access road creates the northern boundary of the Parcel and runs +/-2,500' in an easterly direction along level terrain to another location along the river frontage.

SITE ATTRIBUTES

The land offers nearly 3,500' of river frontage creating the property's eastern boundary. The two internal access roads provide a good base for a future driveway and building site along the river frontage. The river's shoreline is well drained with a small to modest bluff depending on location, with the river running steady and deep along its entire frontage. The land's terrain is level with sandy, well-drained soils. The recently harvested timber resulted in areas with thick, younger new growth plus other areas where the overstory was partially harvested, leaving a scattered white pine overstory.

TAXES & TITLE

The entire Parcel IS enrolled in New York's Real Property Tax Law 480-A, significantly reducing the annual tax burden. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac. The property is associated with a recreational lease that generates +/- \$5.75/ac. The lease can be canceled per the terms of the lease agreement. Copies of lease available upon request.



River frontage near northern potential build site.



River frontage at end of southern access road.



Characteristic deep, slow flowing river frontage found on the Parcel.

Parcel 4, Pitcairn - +/-588 Acres

ACCESS **Sold**

The land has +/-1.4 miles of frontage along Stone Road, a seasonally maintained, graveled town road. Electric power appears to be available at the land's road frontage but this should be verified by the buyer. Various access roads run into the land's interior for forest management purposes. One road at the land's southern end runs easterly 0.5 miles to near the river at an attractive potential camp location. An access road defines the northern boundary and runs 0.55 miles to a site along the river with an existing camp.

SITE ATTRIBUTES

This Parcel offers +/-3 miles of scenic frontage along the river, with many twists and turns and a mix of dry riverside bluffs and diverse forested wetlands along the shoreline. The majority of the land is generally level with dry, sandy soils. Poorly drained soils can be found in areas along the river, most of which are densely forested with hardwoods and dry much of the year.

CAMP

There is a camp located along the river at the end of the access road that also acts as the division line between Parcels 4 & 5. The camp is currently associated with a recreational lease that generates +/- \$6.0/ac. The lease can be canceled per the terms of the lease agreement. Copies of the lease agreement are available upon request.

TAXES & TITLE

The entire Parcel except the camp footprint IS enrolled in New York's Real Property Tax Law 480-A. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac.



Parcel 4, Pitcairn - +/-588 Acres

TIMBER Sold

Timber data is based on a comprehensive timber inventory, conducted in April of 2023 by the ownerships forest consultant. The timber data reveals a total per acre volume of 24.8 cords. Stumpage values were assigned to the volumes in June of 2023 by F&W Forestry, producing a parcel-wide Capital Timber Value (CTV) of \$573,200. See Timber Valuation.

Species Composition:

A species composition dominated by softwoods exists with hardwoods 36% and softwoods 64%. Species composition for Total Volume offers a favorable mix led by white pine. The sawlog volume breakdown consists of white & red pine, hemlock, black cherry Norway spruce and other common hardwoods.

Stocking and Stem Quality:

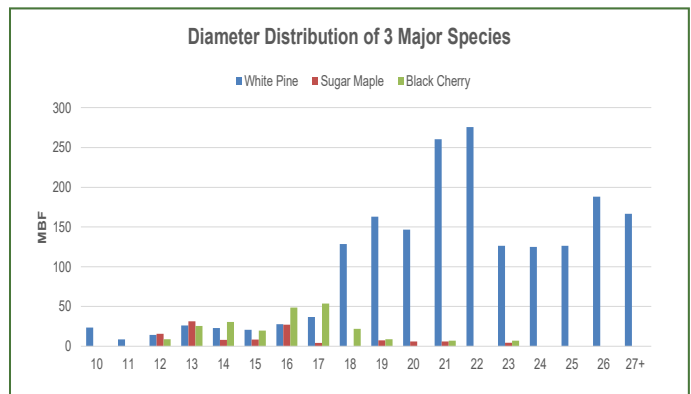
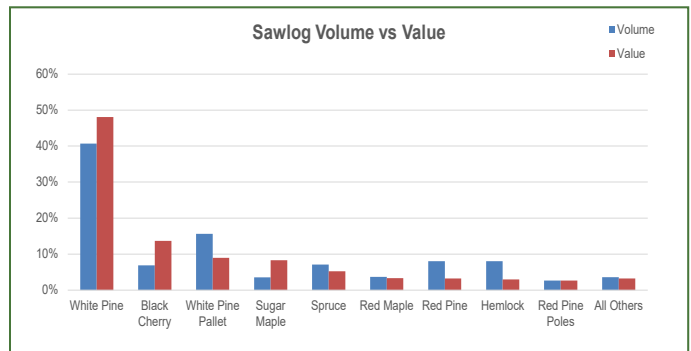
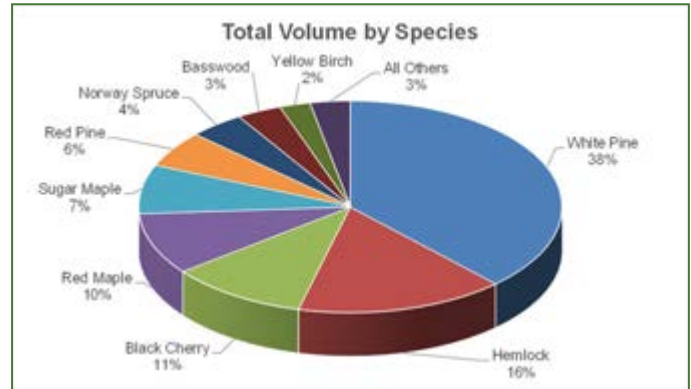
Overall, forest stocking is about average for the region with Basal Area (BA) at 80 ft² on 145 stems/acre. Thinning last occurred between 2018-2022.

Sawlog Value:

Sawlog value is dominated by white pine (56%), followed by black cherry (14%), sugar maple (9%), with other miscellaneous species, all with a long history of strong demand.

Diameter Distribution:

Average diameters for the three major species are white pine 22", sugar maple 15" and black cherry 16". Financial maturity for most sawlog species is 18-24", therefore many of the stands on this parcel are within 20-30 years of generating considerable income. The white pine resource is mature.



Parcel 5, Pitcairn - +/-322 Acres

ACCESS **Sold**

The land has +/-0.8 miles of frontage along Stone Road, a seasonally maintained, graveled town road. However, year-round town road maintenance runs up to the northern road frontage. Electric power appears to be available along the entire road frontage. An internal access road runs +/-0.8 miles in a northeast direction to an existing camp near Falls #3.

SITE ATTRIBUTES

There are 0.7 miles of quality shoreline frontage along the river, with two notable areas of falls and rapids (Falls #2 & #3). The camp sits near Falls #3 along the river on level, dry terrain. Nearby is a peninsula whose point overlooks the rapids and Falls #3. Most of the land is level and sandy, with one narrow, long wetland in the northwest area.

CAMP

There is a camp located along the river at the end of an access road opposite Falls #3 and the Sand Bar. The camp is currently associated with a recreational lease that generates +/- \$6.0/ac. The lease can be canceled per the terms of the lease agreement. Copies of the lease agreement are available upon request.

TAXES & TITLE

The entire Parcel except the camp footprint IS enrolled in New York's Real Property Tax Law 480-A. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac. A 65' wide ROW will run through the land to provide access for the adjacent Parcel 6 (see maps for location)



Falls #3 at the bend with peninsula lower right.



Camp near river opposite Falls #3.



Falls #3 as seen over the camp. The Sand Bar & first section of falls in view. The Peninsula is to the right.

Parcel 5, Pitcairn - +/-322 Acres

TIMBER Sold

Timber data is based on a comprehensive timber inventory, conducted in April of 2023 by the ownerships forest consultant. The timber data reveals a total per acre volume of 32.4 cords, well above average for the region. Stumpage values were assigned to the volumes in June of 2023 by F&W Forestry, producing a parcel-wide Capital Timber Value (CTV) of \$403,300. See Timber Valuation.

Species Composition:

A species composition dominated by softwoods exists with hardwoods 22% and softwoods 78%. Species composition for Total Volume offers a favorable mix led by white & red pine. The sawlog volume breakdown is similar.

Stocking and Stem Quality:

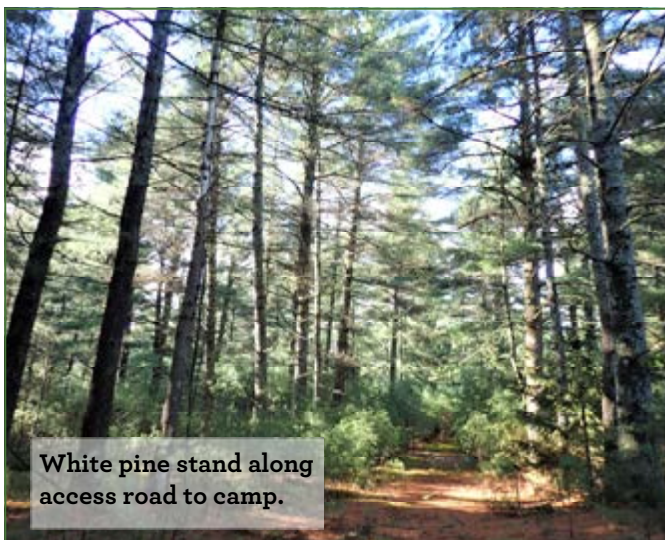
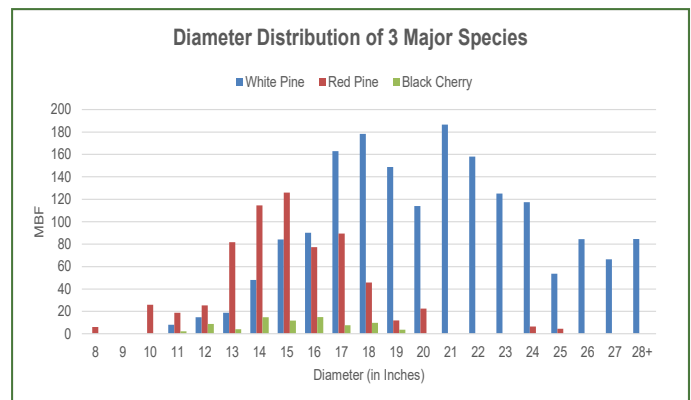
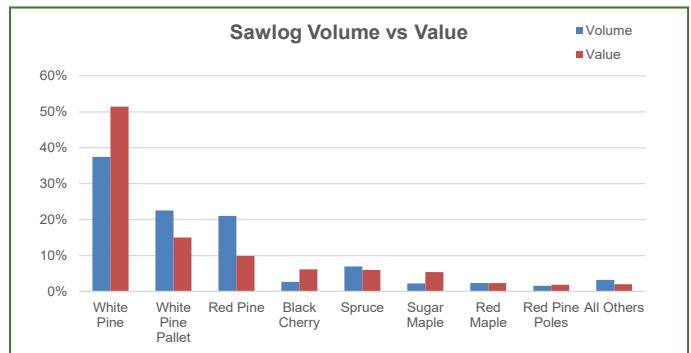
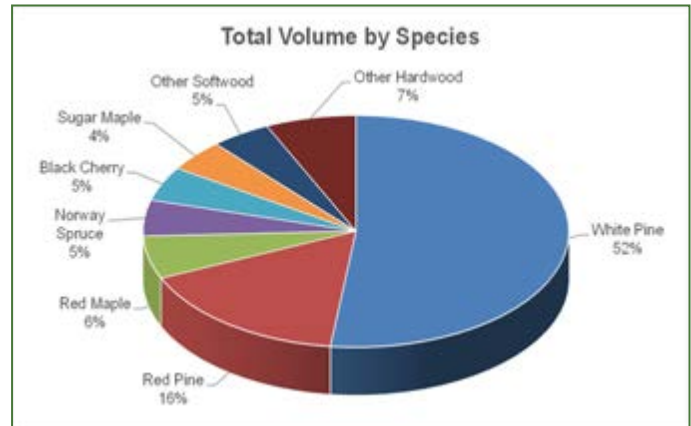
Overall, forest stocking is above average for the region with Basal Area (BA) at 94 ft² on 161 stems/acre. Thinning last occurred between 2019-2022.

Sawlog Value:

Sawlog value is dominated by white pine (66%), followed by red pine (10%), and black cherry (6%), with other miscellaneous species, all with a long history of strong demand.

Diameter Distribution:

Average diameters for the three major species are white pine 20.5", red pine 15" and black cherry 15.5". Financial maturity for most sawlog species is 18-24", therefore many of the stands on this parcel are within 20-30 years of generating considerable income. The white pine resource is mature.



Parcel 6, Fowler - +/-237 Acres

ACCESS **Sold**

The land has +/-0.8 miles of frontage along Stone Road, a year-round maintained, graveled town road with electric power. At the town line, a woods trail heads northeast +/-0.4 miles to the river frontage, offering a nice shoreline camp location upon road improvements. Also, there is a 65' wide right of way 1 mile long, through Parcel 5 to the land & Falls #1 and rapids.

SITE ATTRIBUTES

The property offers +/-0.45 miles of frontage along the West Branch of the Oswegatchie River. The highlight of this river frontage is Falls #1, with its long stretch of rapids leading to the falls. Below the falls is a deep swirling eddy and pool. Both Hall & Bowman Creeks runs through the land, each with wetland habitat paralleling their flowage.

TIMBER

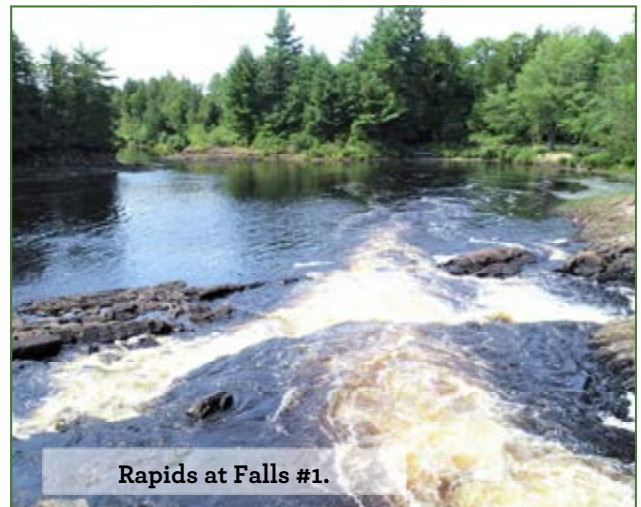
The hardwood resource was harvested +/-2020 with the pine thinned at the same time, resulting in a lower stocked forest resource with total timber value near \$69,000. Species composition is dominated by red/white pine, The Maples and hemlock.

TAXES & TITLE

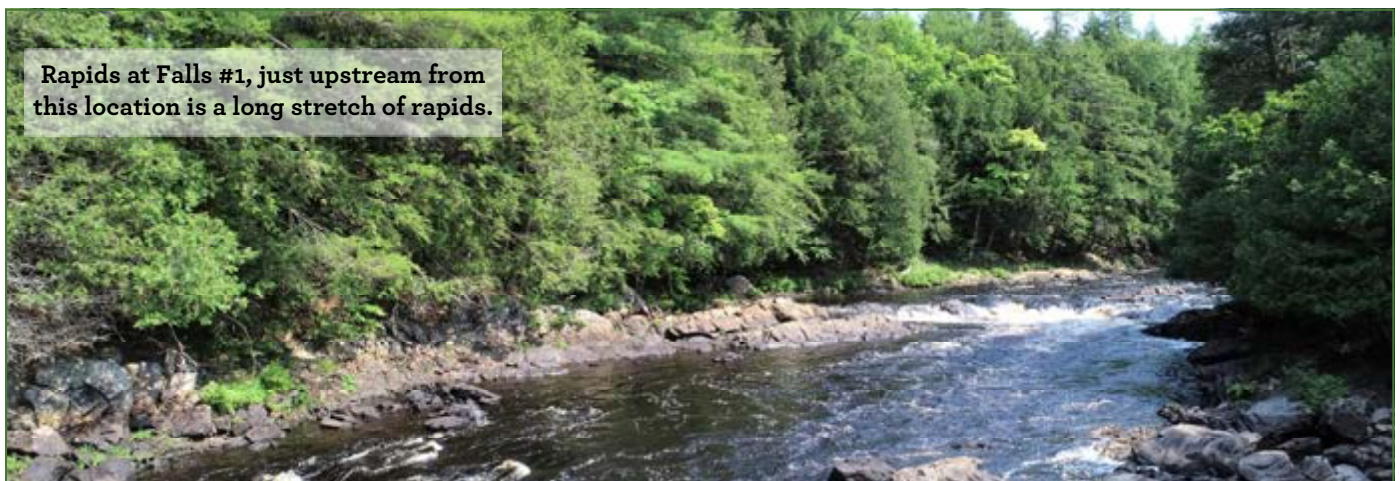
The entire Parcel IS enrolled in New York's Real Property Tax Law 480-A. No current annual tax amount is available for the parcel - the current annual tax per acre for the entire ownership is \$5.5/ac. The property is associated with a recreational lease that generates +/--\$5.99/ac. The lease can be canceled per the terms of the lease agreement. Copies of lease available upon request.



River frontage off northern access road.



Rapids at Falls #1.



Rapids at Falls #1, just upstream from this location is a long stretch of rapids.

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.

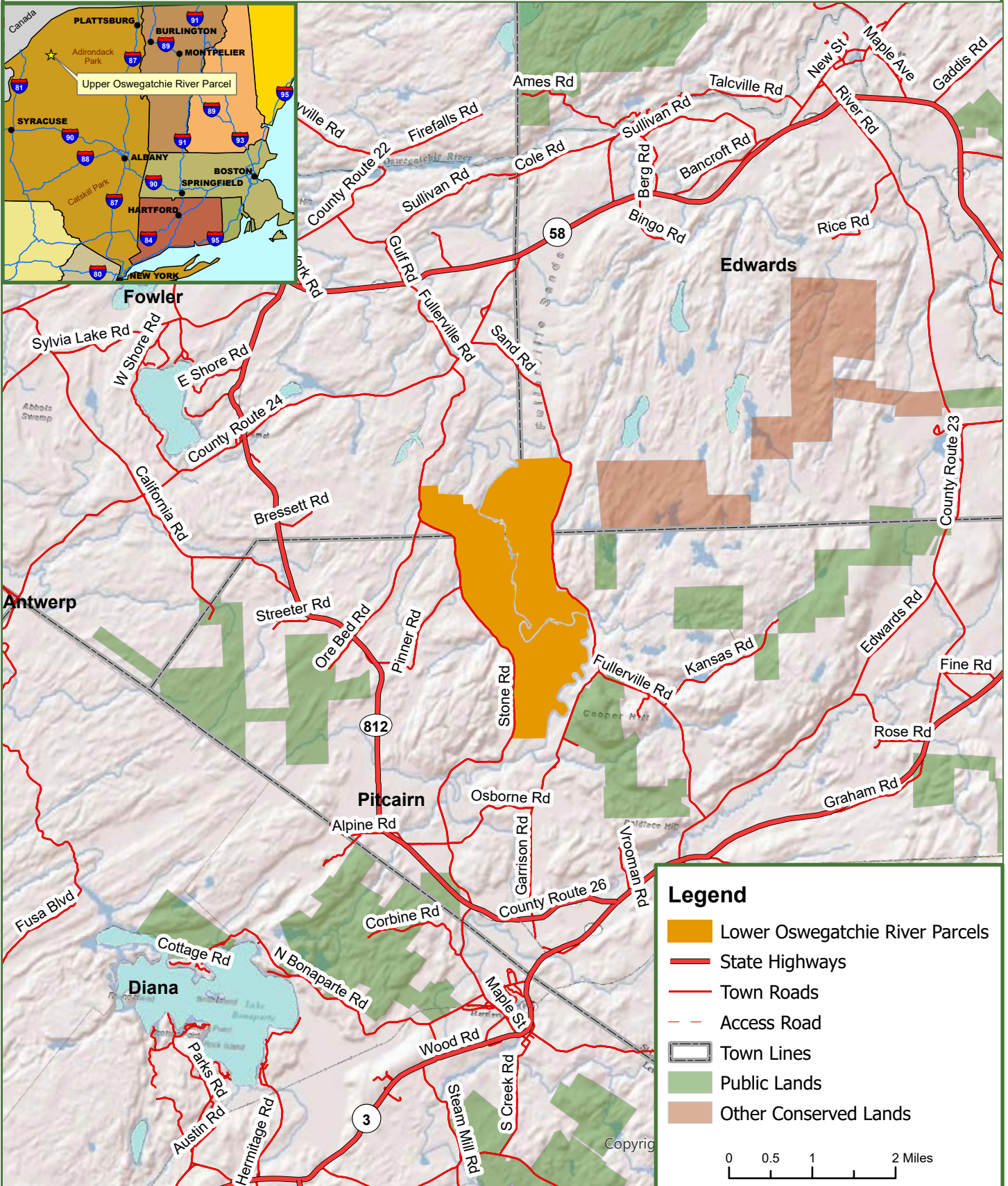
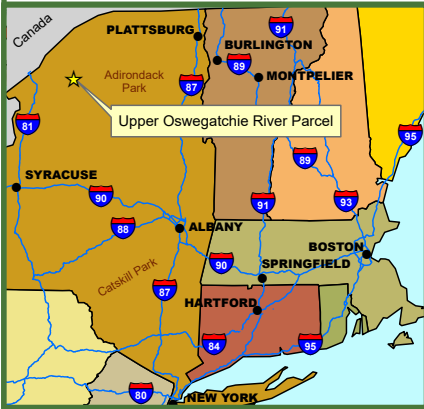


Locus Map

Lower Oswegatchie River Parcels

Acreage by Individual Parcels

Fowler/Edwards/Pitcairn, St. Lawrence County, NY

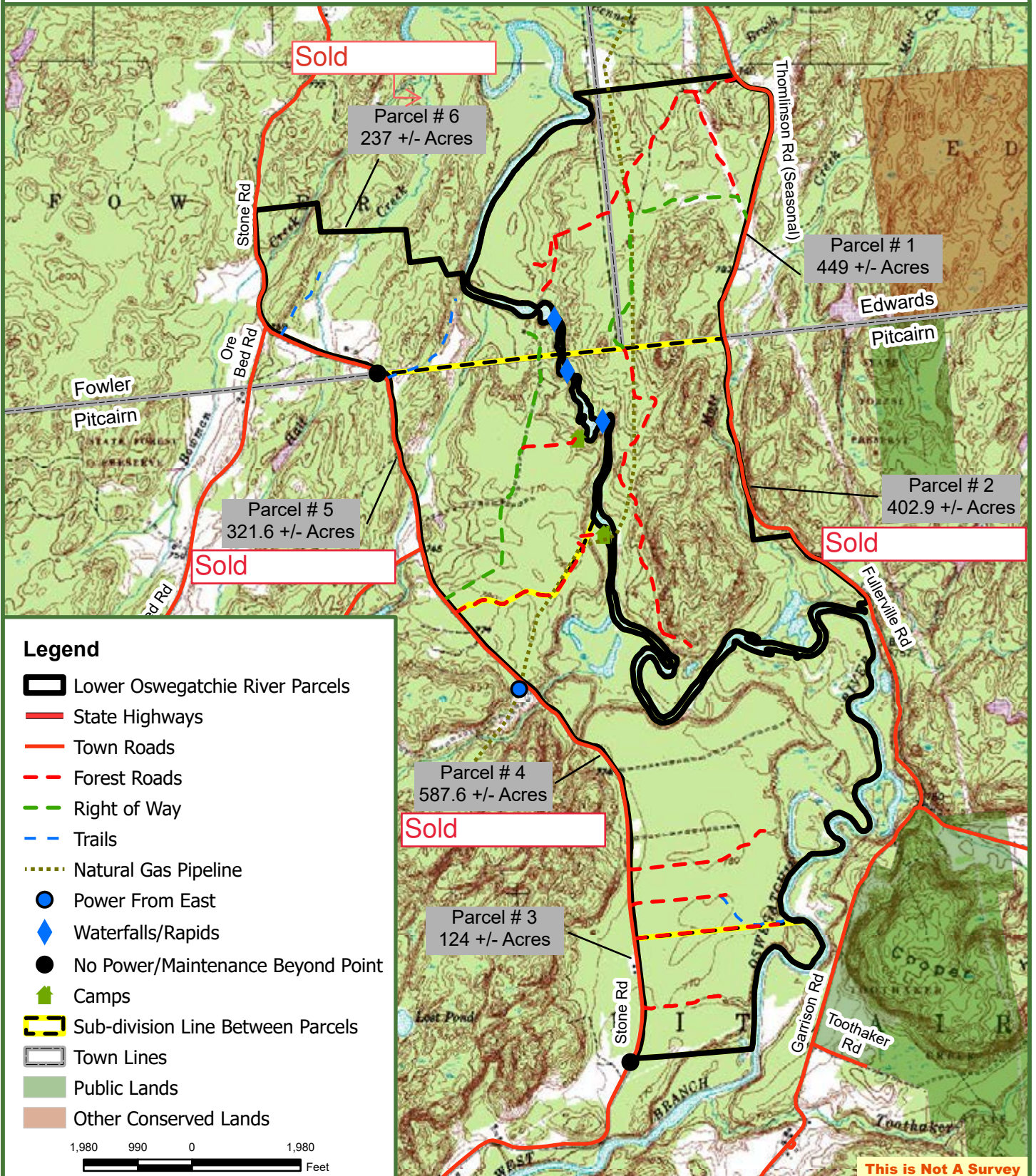




Lower Oswegatchie River Parcels

Acreage by Individual Parcel

Fowler/Edwards/Pitcairn, St. Lawrence County, NY



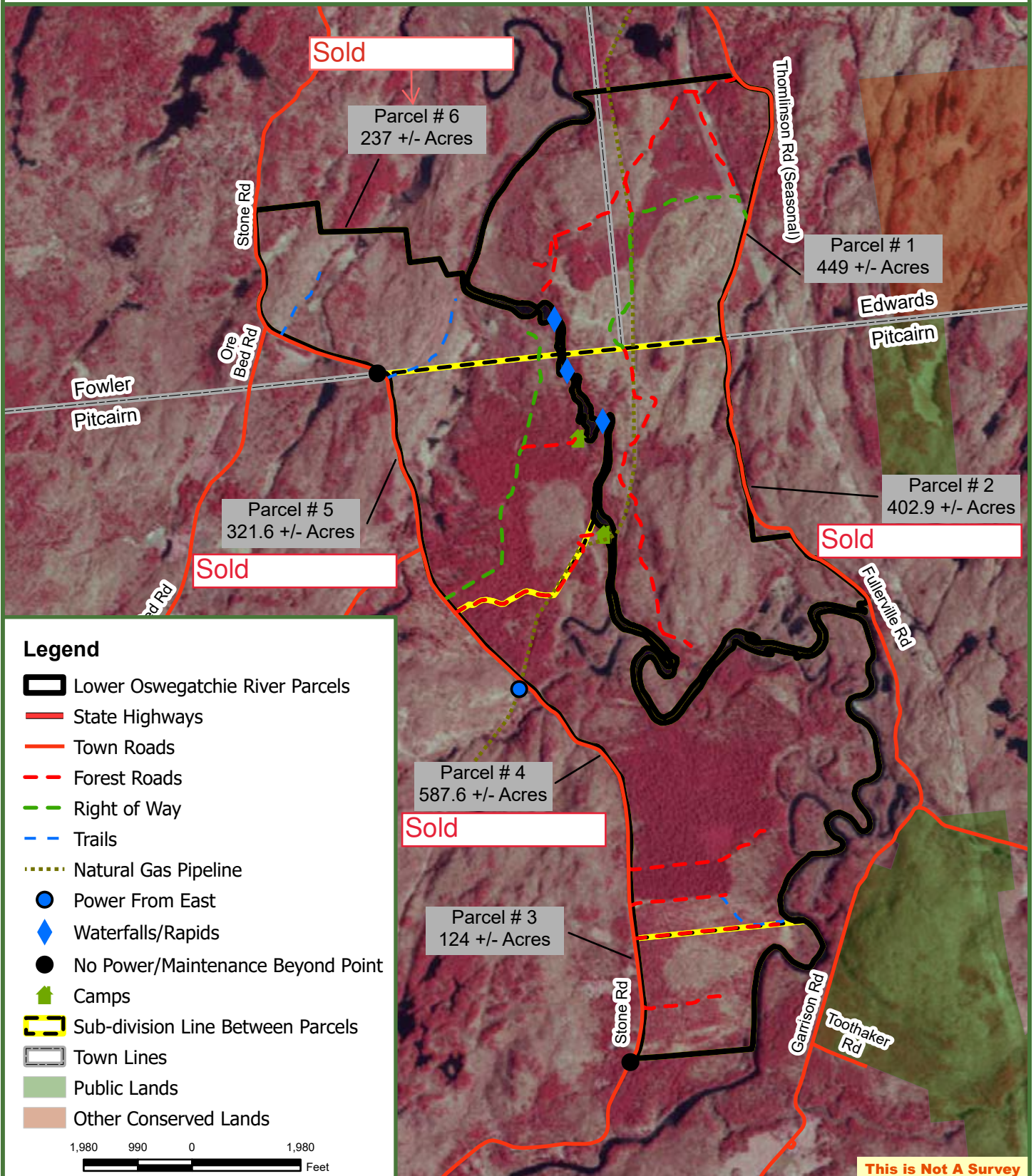
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



Lower Oswegatchie River Parcels

Acreage by Individual Parcel

Fowler/Edwards/Pitcairn, St. Lawrence County, NY



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.



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 (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller’s Agent <input type="checkbox"/> Broker’s Agent | <input type="checkbox"/> Buyer’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: _____