



**Fountains
Land**
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Bellmont Pinnacle Parcels

Three Northern Adirondack forest parcels offering recreational and long-term timber management opportunities.

Canadian Parcel



87 Acres



\$110,000

Verra Parcel



114 Acres



\$120,000

Old Tax Lot Parcel



91 Acres



\$88,000

The Bellmont Pinnacle Parcels offer three individually managed forest parcels along seasonal access old-town roads. The Bellmont-Pinnacle Road Parcels have rolling topography, streams, abundant internal trails, abundant wildlife, long-term timber appreciation opportunities, and lots of privacy. Early homesteaders cleared this land for pasture in the mid-1800s. Since then, as this area of New York State transitioned away from widespread farming practices, it has reverted to forest. Over the years, former owners have used parcels for firewood, hunting, and local wood products. Each parcel is remote, with no utilities available, but it offers strong recreational and seasonal cabin site attributes, which its long-term forestry potential can boost. According to the seller, the sale of this parcel will be structured to accommodate a '1031 Exchange' to the best of the attorney's, seller's, and buyer's ability.



Thomas Gilman, CF | Regional Manager & Real Estate Agent
(518) 359-3089 | thomas.gilman@fwforestry.com
80 Park Street, STE 4 | Tupper Lake, NY 12986
www.fountainsland.com

PARCELS OVERVIEW



An aerial view shows all three parcels, with Belmont Center located to the north.

Location

All three parcels are located in the Town of Bellmont, south of County Route 24 (Brainardsville Road) and Belmont Center, in the north-central section of New York's Adirondack Park. The northern sections of the Chazy Highlands Wild Forest, a large wilderness within the park, are situated just south of the parcels.

This scenic area lies along the transition from the dense, well-timbered Adirondack forests to the south to the rolling St. Lawrence River Valley to the North and West. The surrounding landscape is characterized by mostly undeveloped forestland.

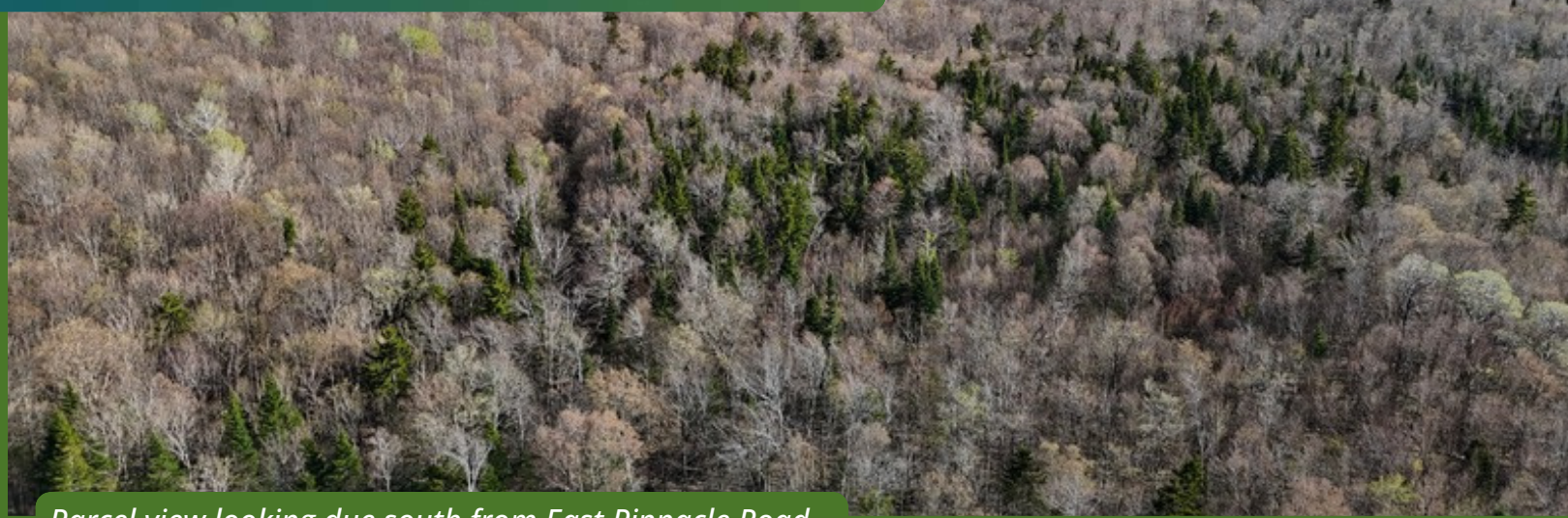
The neighboring ownership patterns comprise a patchwork of seasonal camps, hunting camps, privately owned working forests, timber company tracts, and state forestland. Also nearby is the Titus Mountain Ski Center, 15 miles to the southwest.

The largest population centers nearby are the Village of Malone (5,340), 10 miles to the west, and the small City of Plattsburgh (18,900), a 50-minute drive to the east. Both communities offer a full range of retail and dining amenities. The Olympic Village of Lake Placid, one of Adirondack's most popular four-season resort towns, is a 75-minute drive from these parcels. Albany, the state's capital and home of the Albany International Airport, is a 3-hour drive. Montreal, Canada, is a 1.75-hour drive, and Ottawa, Canada, is a 2.5-hour drive.

Tax & Title

Water Street Holdings, LLC owns the Bellmont Pinnacle Parcels, and the deeds are recorded in the Franklin County Clerk's office. The parcels are enrolled in the State of New York's 480-A Forest Tax Law. The 480-A program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. The parcels are in the Adirondack Park Agency's Rural Use Zone. The 2024 property taxes were \$370 for the Canadian Parcel, \$331 for the Verra Parcel, and \$248 for the Old Tax Lot Parcel.

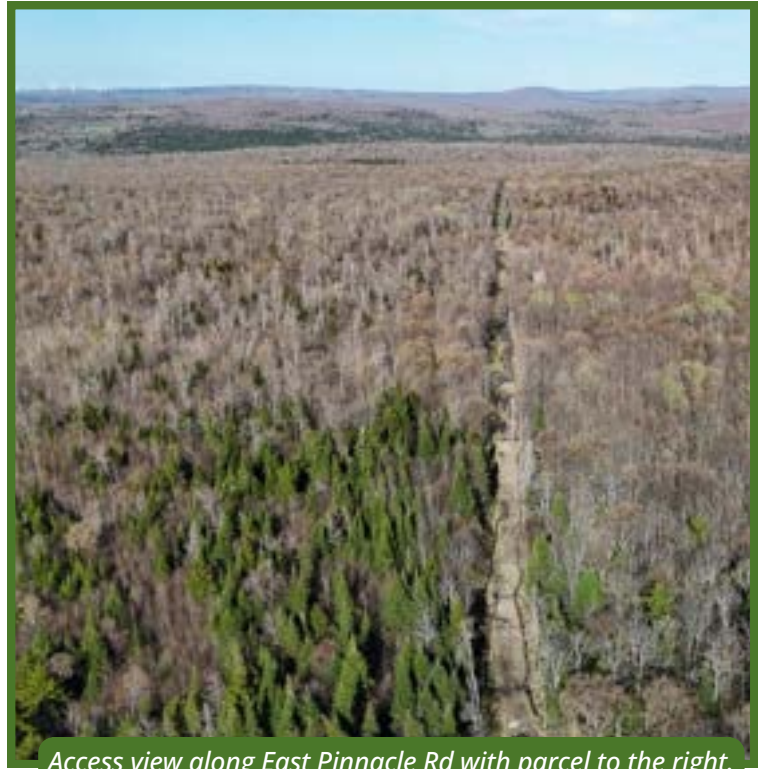
CANADIAN PARCEL | 87 AC | \$110,000



Parcel view looking due south from East Pinnacle Road.

Access

The Canadian Parcel is located along Pinnacle Road, which is maintained year-round by the town for approximately 1.14 miles south of Brainardsville Road, extending to just before Collins Creek. Beyond this point, the road is only seasonally maintained and is suitable for four-wheel drive vehicles with good ground clearance for .83 miles until a sharp turn to the east. The property features approximately 660 feet of frontage on East Pinnacle Road, which can only be accessed by four-wheel drive vehicles or ATVs when the land is dry. The property is approximately 0.44 miles down this road. Internal access is provided by a good network of skid trails from previous timber harvest operations throughout the tract.



Access view along East Pinnacle Rd with parcel to the right.

Property Description

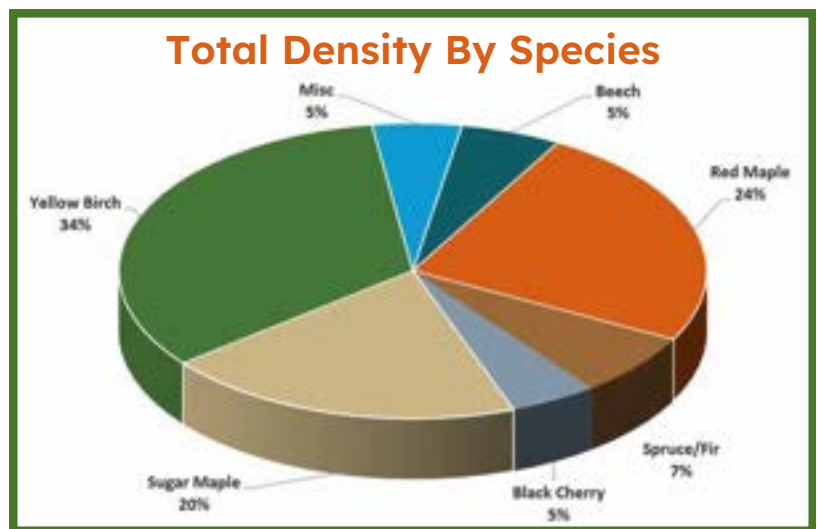
The topography of the parcel is gently sloped uphill, featuring variably rolling terrain in the northern two-thirds, including a pleasant side hill to the east. In the remaining southern section, the terrain descends toward Foster Brook, which flows through the southeast corner of the tract. Most of the land is well-drained and has productive soils that are ideal for hardwood timber development. As you enter the property from the access road, you will quickly encounter an old hunting camp located in the northwest corner. This structure has the potential to be repaired for future use. A 2008 survey map of the parcel indicates a possible border with New York State Forest Lands in the southwest section; however, there is no obvious physical evidence on the ground to confirm this. In addition to the long-term appreciation potential for hardwood timber, this land provides good internal trails, wildlife habitat for deer and turkey, and attractive terrain, all of which contribute to enjoyable recreational activities, hunting, and seasonal camping experiences.



Rock outcrop located near the eastern boundary of the parcel.

Timber Resource

Historically, this parcel of land has primarily been used for the production of sawtimber and other wood products. Previous ownership harvested a significant portion of the northern section following the Ice Storm of 1998. In 2015, the current owner conducted a managed improvement harvest throughout the parcel to enhance both the species composition and stem quality of the future forest.



The timber data provided here is based on a forest management plan timber inventory conducted by the owner's forest consultant. This inventory shows a total volume of 11.30 cords per acre. Regional stumpage values were then applied, resulting in an estimated Capital Timber Value (CTV) of approximately \$43,000 for the entire parcel.

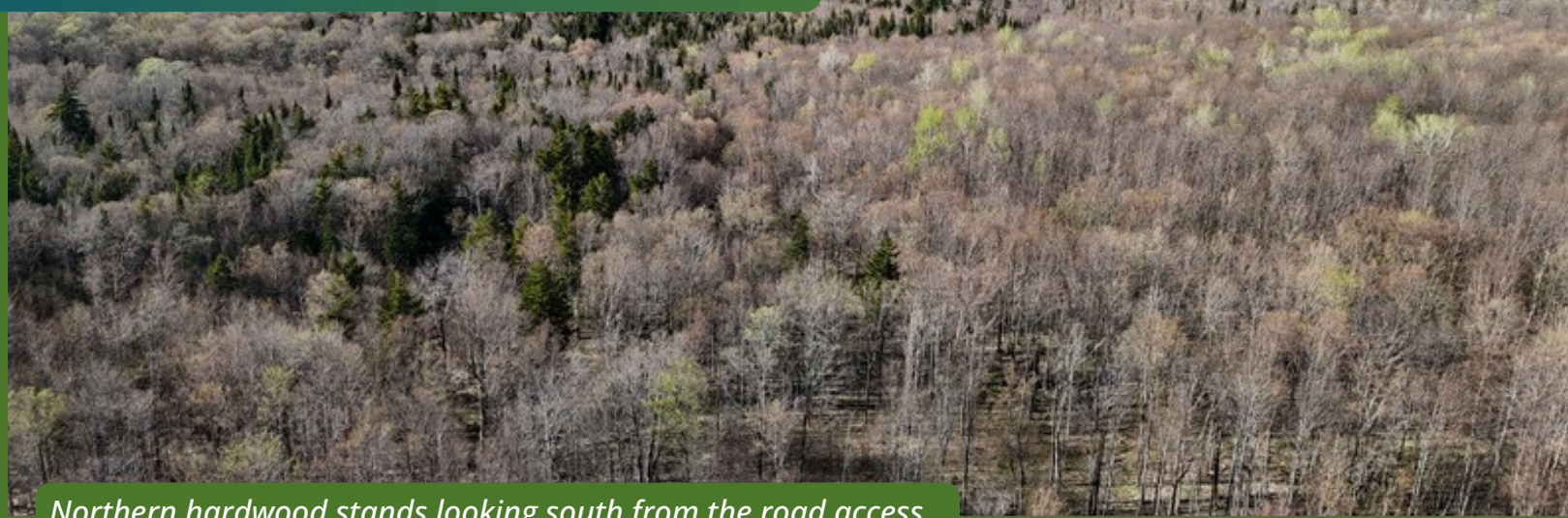
There are seven designated forest stands comprising 86 acres of the total 87.14 acres. These stands include 50 acres of pioneer hardwood small sawtimber, 5 acres of mixedwood large poletimber, and 31 acres of northern hardwood large poletimber.

Overall, the forest overstory stocking is slightly below average for the region, with a Basal Area (BA) of 60 square feet per acre. The density of the three major species is as follows: Yellow Birch at 33%, Red Maple at 24%, and Sugar Maple at 20%. Smaller components include Spruce/Fir at 7%, Beech at 6%, and Black Cherry at 5%.



Northwest corner along seasonal access road.

VERRA PARCEL | 114 AC | \$120,000



Northern hardwood stands looking south from the road access.

Access

The Verra Parcel is located along Pinnacle Road, which is maintained year-round by the town for approximately 1.14 miles south of Brainardsville Road, extending to just before Collins Creek. Beyond this point, the road is only seasonally maintained and is suitable for four-wheel drive vehicles with good ground clearance for .83 miles until a sharp turn to the east. The property features frontage on East Pinnacle Road, which can only be accessed by four-wheel drive vehicles or ATVs when the land is dry.



East Pinnacle Rd looking back west.

The property is approximately 0.56 miles down this road past the adjoining Canadian Parcel. From this point, an old woods road travels southeast into the parcel for about 1,000 feet and becomes more of a trail afterward. This trail continues through the land and passes a log landing situated on higher ground. Internal access is provided by a good network of skid trails from previous timber harvest operations throughout the tract.

Property Description

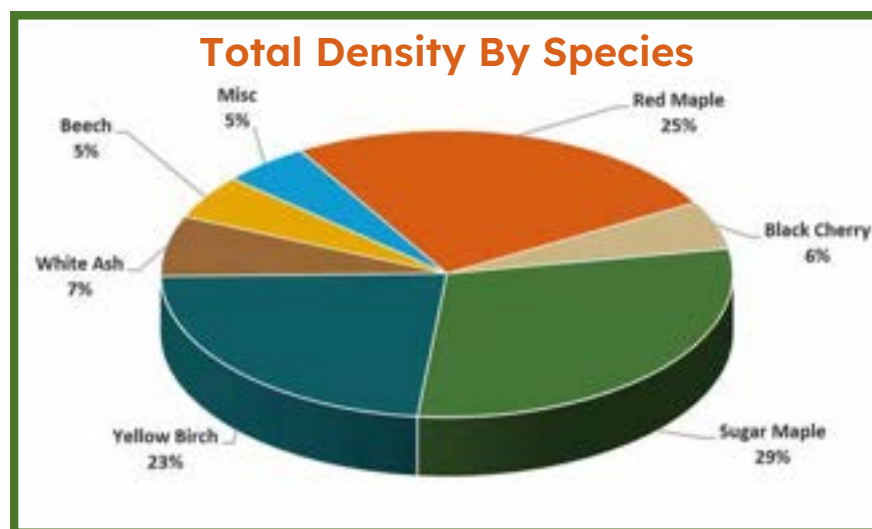
The topography of the parcel is characterized by a gentle uphill slope, with variably rolling terrain in the northern two-thirds. This area features a small ridge that runs north to south along the western border adjacent to the Canadian Parcel. There are some ledge and rock outcroppings along this ridgeline and its edges. In the southern section, the terrain slopes downward toward Foster Brook, which flows through the property. Most of the land is well-drained and has productive soils that are well-suited for hardwood timber development. In addition to the long-term appreciation opportunities for hardwood timber, this land offers well-maintained internal trails, wildlife habitat suitable for deer and turkey, and attractive terrain. These features provide excellent prospects for recreational activities, hunting, and future enjoyment of seasonal camping.



Northern hardwood small sawtimber stand.

Timber Resource

Historically, this parcel has primarily been used for the production of sawtimber and other wood products. A previous owner harvested a significant portion of the northern section of the land in the 1980s. In 2014, the current owner conducted a managed improvement harvest operation throughout the parcel to enhance the species composition and stem quality of the future forest.



The timber data presented here is based on a forest management plan timber inventory conducted by the owner's forest consultant. This data indicates a total volume of 15.41 cords per acre. Regional stumpage values were applied to estimate the parcel-wide Capital Timber Value (CTV) at approximately \$45,000.

There are five designated forest stands: 83.3 acres consist of Northern Hardwood Large Poletimber and 31 acres are Northern Hardwood Small Sawtimber. Overall, the forest's overstory stocking is below average for the region, with a basal area (BA) of 43 square feet per acre. The total density for the three major species is as follows: Sugar Maple 29%, Red Maple 25%, and Yellow Birch 23%. Additionally, smaller components include Black Cherry and Beech both at 5%.



Access trail through the northern hardwood poletimber stand.

OLD TAX LOT PARCEL | 91 AC | \$88,000



Northern hardwood stands looking south from the access road.

Access

Pinnacle Road is maintained year-round for about 1.14 miles south of Brainardsville Road, ending just before Collins Creek. Beyond this, it's seasonally maintained and suitable for four-wheel drive vehicles for 0.83 miles until a sharp east turn. This section, East Pinnacle Road, has minimal improvements made by landowners and is best for four-wheel drive vehicles or ATVs during dry months for 0.56 miles to the Canadian and Verra Parcels. The road becomes more of a trail from there, traveling 0.40 miles to the Old Tax Lot Parcel.

A primary skid trail from previous timber harvests crosses three adjoining landowners. A neighboring landowner is working on the Deeded ROW from the east. Access is supported by a well-maintained network of skid trails established during timber operations five years ago, and an old woods road from the south and east passes through the southwest portion of the parcel.

Property Description

The land features gently sloped topography, with side hills to the east and higher terrain along the western boundary. There are at least three to four intermittent streams that flow downhill to the east, primarily located in the southern half of the property. Most of the land is well-drained and has productive soils that are ideal for hardwood timber development.

The private land directly to the south is part of the Sable Highlands Conservation Easement area managed by the New York State Department of Environmental Conservation (DEC). Some public access and recreational activities are permitted in designated land corridors, albeit with certain restrictions.

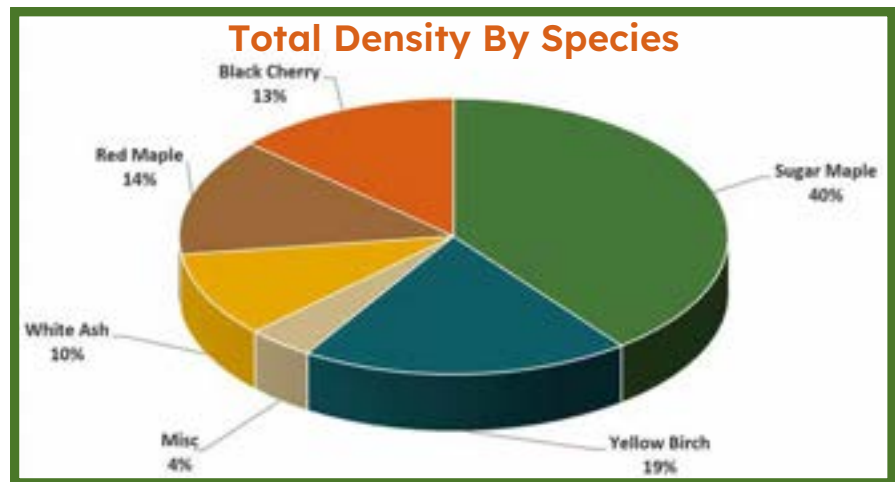
In addition to its long-term potential for hardwood timber appreciation, this land offers good internal trails, excellent wildlife habitat for deer and turkey, and enjoyable terrain. These features create opportunities for various recreational activities, hunting, and future seasonal camping.



Northern hardwood poletimber stand after improvement harvest.

Timber Resource

Historically, some portion of the land was used as agricultural pastureland over 100 years ago. For the past 50 years, its primary use has been for the production of sawtimber and other wood products, with previous owners conducting timber harvests. In 2021, the current owner conducted a managed improvement harvest operation on 40 acres to enhance the species composition and stem quality of the future forest.

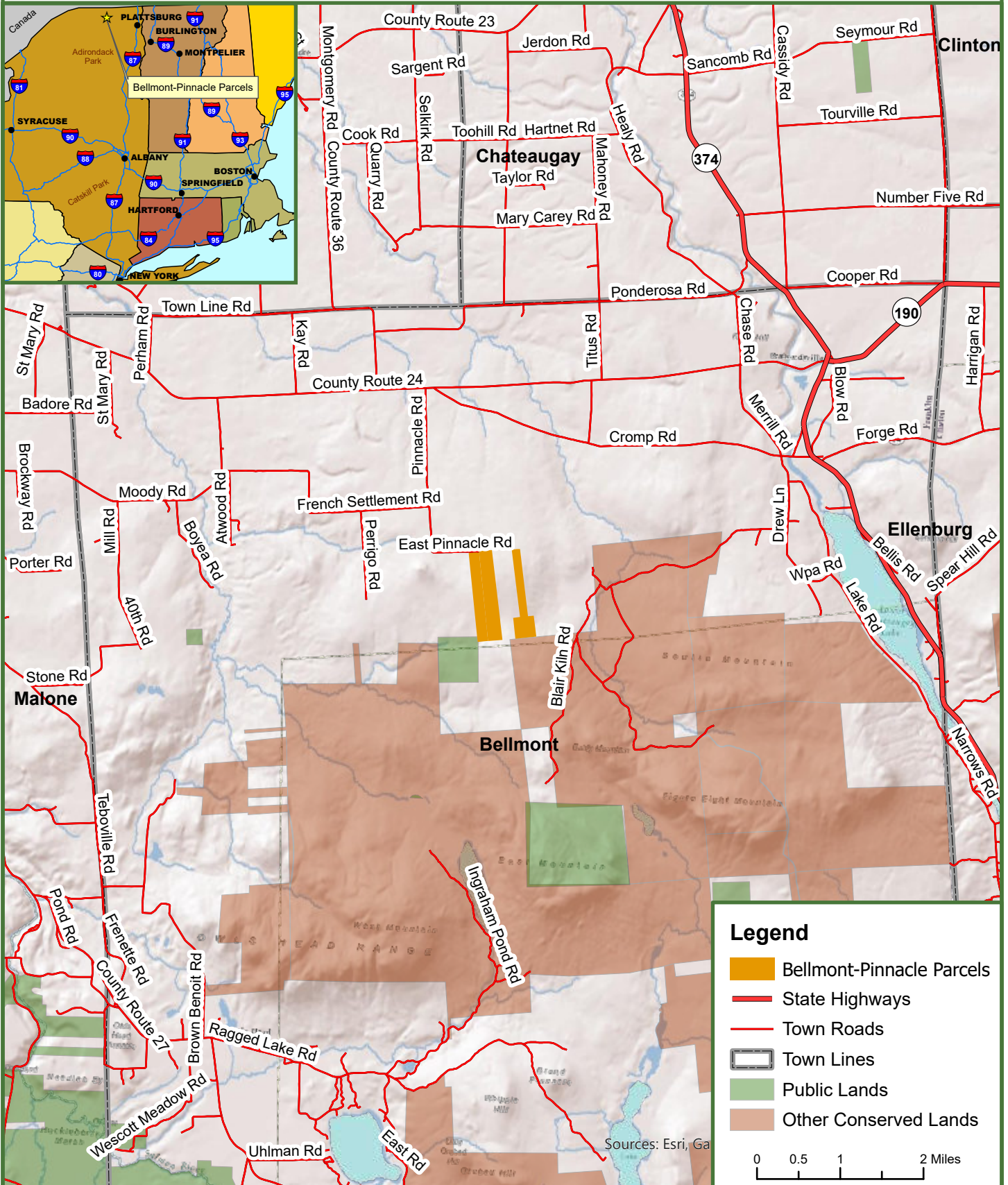


The timber data presented here is based on a forest management plan timber inventory conducted by the owner's forest consultant. This inventory reveals a total volume of 21.58 cords per acre. Regional stumpage values were then applied, resulting in an estimated capital timber value (CTV) of approximately \$50,000 for the entire parcel.

There are four designated forest stands: 72 acres consist of Northern Hardwood Large Poletimber, while 19.54 acres are Northern Hardwood Small Sawtimber. Overall, the forest's overstory stocking is slightly above average for the region, with a basal area (BA) of 96 square feet per acre. The overall total density for the four major species is as follows: Sugar Maple 40%, Yellow Birch 19%, Red Maple 14%, and Black Cherry 13%. There is also a smaller component of White Ash at 5%.



Locus Map
Bellmont-Pinnacle Parcels
292.98 Survey Acres
Bellmont, Franklin County, New York





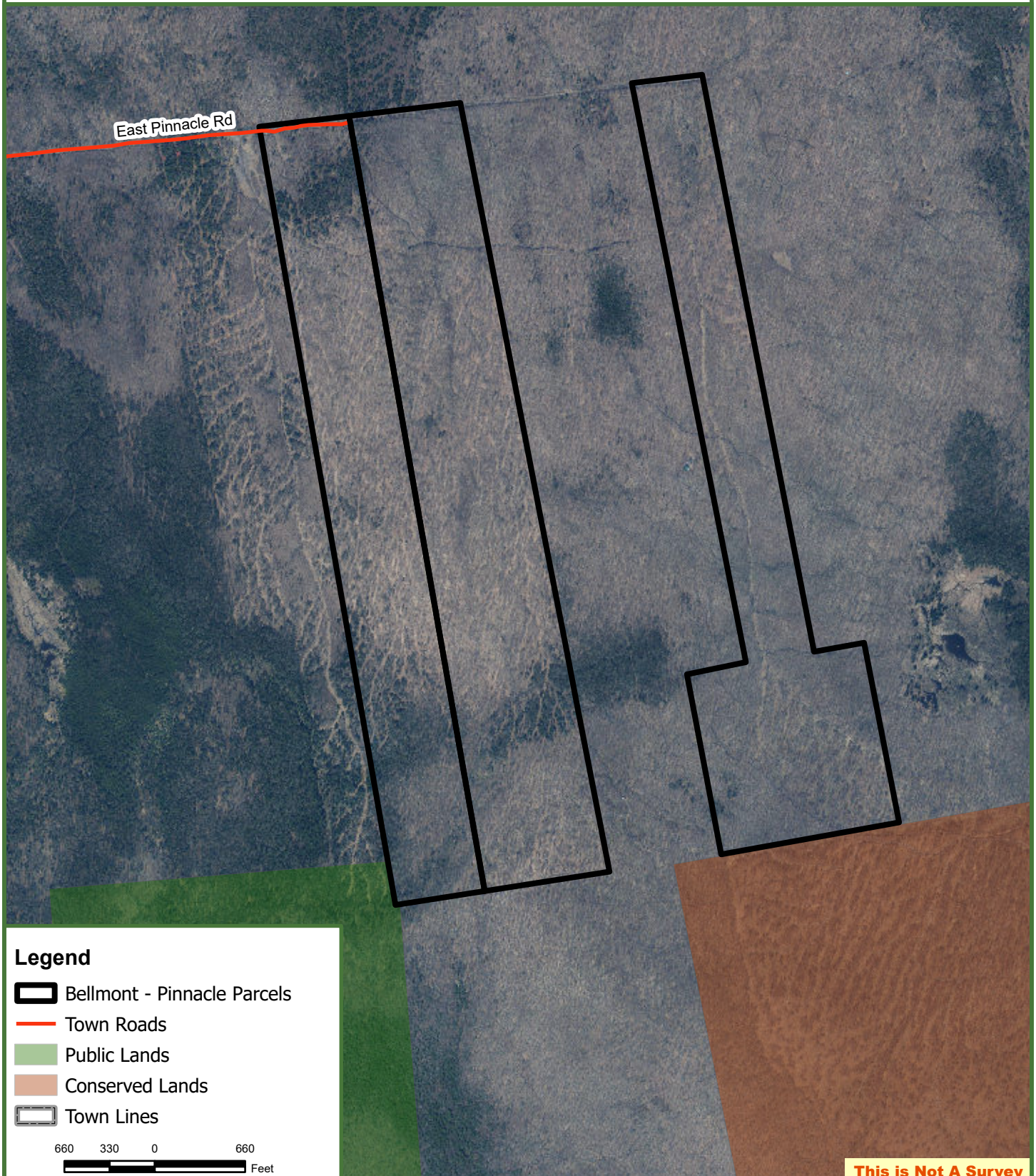
Bellmont - Pinnacle Parcels

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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.



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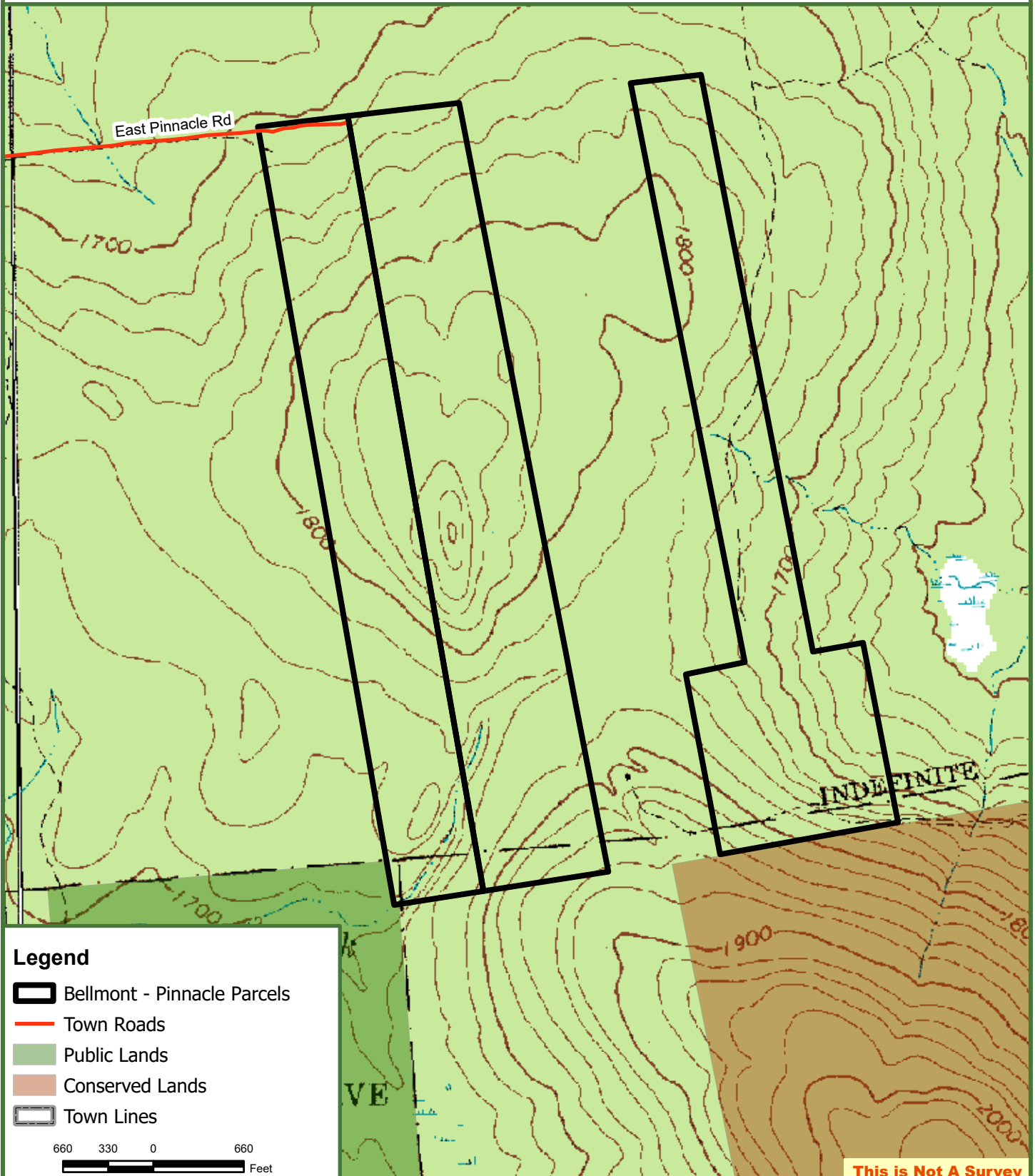
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