



**Fountains
Land**
AN F&W COMPANY



Churubusco Lodge Estate

A northern New York estate centered on a private lake, multiple ponds, and the Churubusco Lodge, a 19th-century hand-hewn timber frame originally dismantled at its Vermont farm and reassembled on the shore of Lodge Pond.

A rare, generational recreational holding: massive contiguous acreage, private water, and genuine architectural character in one estate. Equally suited to conservation buyers or families seeking a legacy property, with a move-in-ready lodge while long-term plans for the land take shape.

Property Highlights

- 🌲 Sole ownership of a 20-acre lake, with additional ponds, streams, & springs
- 🌲 19th-century hand-hewn timber frame joined to an rustic hunting camp
- 🌲 Private, gated access at the terminus of Drown Road, with multiple deeded access points and extensive internal road and trail network
- 🌲 Borders 603 acres of New York State land, a protected glacial gorge

Property Highlights

- 💰 \$2,000,000
- 📏 1,330 Acres
- 📍 Clinton Co., NY
- 🏠 Cabin & Land



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LOCATION



Looking northeast over the land and Pat's Pond from the southwestern property boundary.

The Churubusco Lodge Estate is situated across the towns of Clinton and Mooers in Clinton County, located in far northern New York. The surrounding landscape features large tracts of private forestland, along with scattered camps and farms along the town roads. This area is characterized by low-lying, heavily wooded terrain typical of the region. While the property does not directly border the international boundary, it is close to the Canadian border, with Montreal approximately 1.5 hours away. This offers a unique combination of remoteness and accessibility to a major metropolitan market. Plattsburgh, the county seat, is about 45 minutes away and serves as the region's commercial and medical hub, home to SUNY Plattsburgh and Plattsburgh International Airport.

The estate also shares a border with 603 acres of New York State land known as The Gulf Unique Area, a state-protected natural space named for the dramatic rocky gorge formed by glacial flooding during the ice age. The English River flows through this gulf, which is known regionally for its rugged, canyon-like terrain, over three miles of hiking trails, and its importance as a habitat for black bears, whitetail deer, and a variety of bird species. The proximity to this large area of permanently protected state land provides the estate with an additional buffer of undeveloped wilderness beyond its own acreage.



Looking north into Quebec over the western property boundary.

PROPERTY DESCRIPTION



Looking north across Pat's Pond from an attractive potential building site.

At the heart of the estate stands the Churubusco Lodge, a 19th-century hand-hewn timber frame measuring 30'x40' with 27-foot clear-span ceilings, connected to an 18'x38' rustic hunting camp. The frame carries a genuine provenance rarely found in a structure like this: it originally stood on the owner's Vermont farm, was carefully dismantled piece by piece, transported, and reassembled on the shore of Lodge Pond. It sits on a modern foundation with 8-foot poured concrete walls and a full basement, giving the lodge a stable, livable base without disturbing the character of the frame above. Inside, the original hand-hewn timbers remain fully exposed, a soaring, 27-foot span overhead that few new structures can replicate.

Outside, the lodge is finished in board-and-batten siding over rigid insulation, giving it a clean, weathertight exterior that still reads as a historic camp rather than a new build. The lodge sits directly on its own pond, more than 20 acres in size. Power is currently off-grid, supplied by a small photovoltaic system; the setup could readily be expanded for a new owner who wants greater capacity, or a grid connection could be pursued separately.



The lodge has served as a private hunting retreat and features one bathroom with a modern septic system.

Water defines the estate at a scale rarely found under single ownership. Beyond Lodge Pond, Lake Alex forms the estate's other major water feature, and numerous smaller ponds are scattered throughout the property, each reached via its own interconnected network of trails, allowing a new owner to explore the water on foot or by ATV without retracing the same ground twice. Natural springs and small streams run throughout the land as well, feeding the pond systems and supporting healthy wildlife populations across all seasons. Together, this density of water supports fishing, paddling, and waterfowl hunting, alongside the upland hunting the surrounding forest offers for whitetail deer, black bear, and upland birds. The property is further developed for serious hunting use, with multiple large clearings cut as shooting lanes up to 300 yards long, each anchored by an elevated blind at its ends, with infrastructure already in place for a new owner rather than something to be built from scratch.

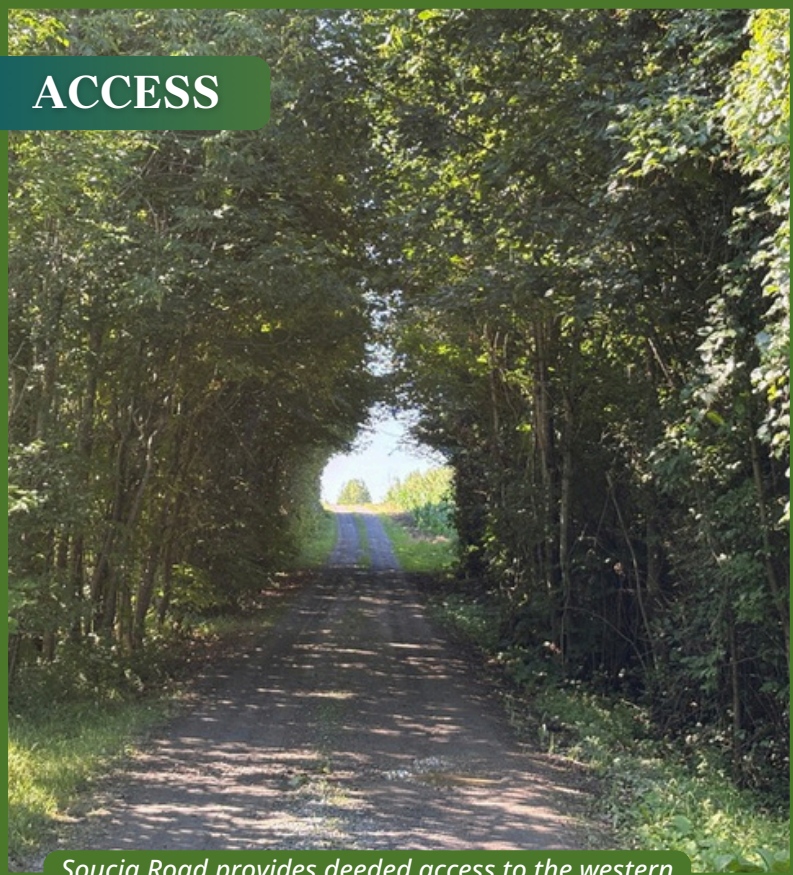


Looking northeast up Lake Alex.



The lodge sits on the edge of Lodge Pond and faces southwest.

ACCESS



Soucia Road provides deeded access to the western portion of the land.

Access to the Churubusco Lodge is private and gated. The main entrance is an 8-foot gate at the terminus of Drown Road, leading into the estate's core and the Churubusco Lodge itself. An extensive internal road and trail network extends from this entrance across the full 1,330 acres, supporting forest management, hunting access, and travel between the estate's water features.

The estate also benefits from multiple points of deeded access beyond the main gate. Pat's Pond and the southwestern portion of the property are most easily reached via Soucia Road, where a forest road runs to the edge of the pond and passes several well-suited home or camp sites along the way.

Together, the Drown Road and Soucia Road access points provide access to every corner of the estate, from the lodge and its pond to the more remote southwestern acreage, without relying on a single road frontage.

TIMBER



Looking south toward the Adirondack foothills.

A formal timber inventory has not been completed on the property. The forest is almost entirely hardwood, dominated by maple with a meaningful cherry component, and some softwood in the lower, wetter areas. Most of the property is young polewood and regenerating stands, though there are pockets of mature maple and cherry near the lodge and on the eastern portion of the land. At one point, the property supported a maple tap lease of more than 10,000 taps, evidence of the sugarbush potential in the maple stands.

The property does not represent a near-term timber income opportunity, but the young, well-stocked forest is well positioned for long-term appreciation as it matures. The property is not currently enrolled in New York State's 480A Forest Tax Program. A new owner could evaluate enrollment eligibility, which, if pursued, would meaningfully reduce the property's annual carrying cost in exchange for a commitment to an approved forest management plan.

TAX & TITLE



Lake Alex looking northwest.

Churubusco Lodge Inc. owns the property, which consists of two separate tax parcels: (11.-1-10.2), approximately 395 acres, in the town of Mooers, and (10.-1-1.1), 935 acres, in the town of Clinton. The Warranty Deeds are recorded in Book 1019, Page 265 and Book 1002, Page 78 in the Clinton County Clerk's Office.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.



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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 Sam Caldwell (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:

- ☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)
- ☒ 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: _____



Locus Map

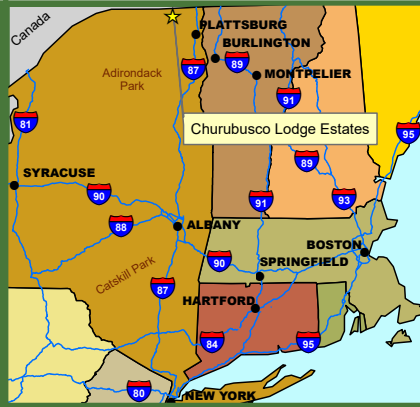
Churubusco Lodge Estates

1,330.5 Tax Acres

Clinton / Mooers, Clinton County, New York



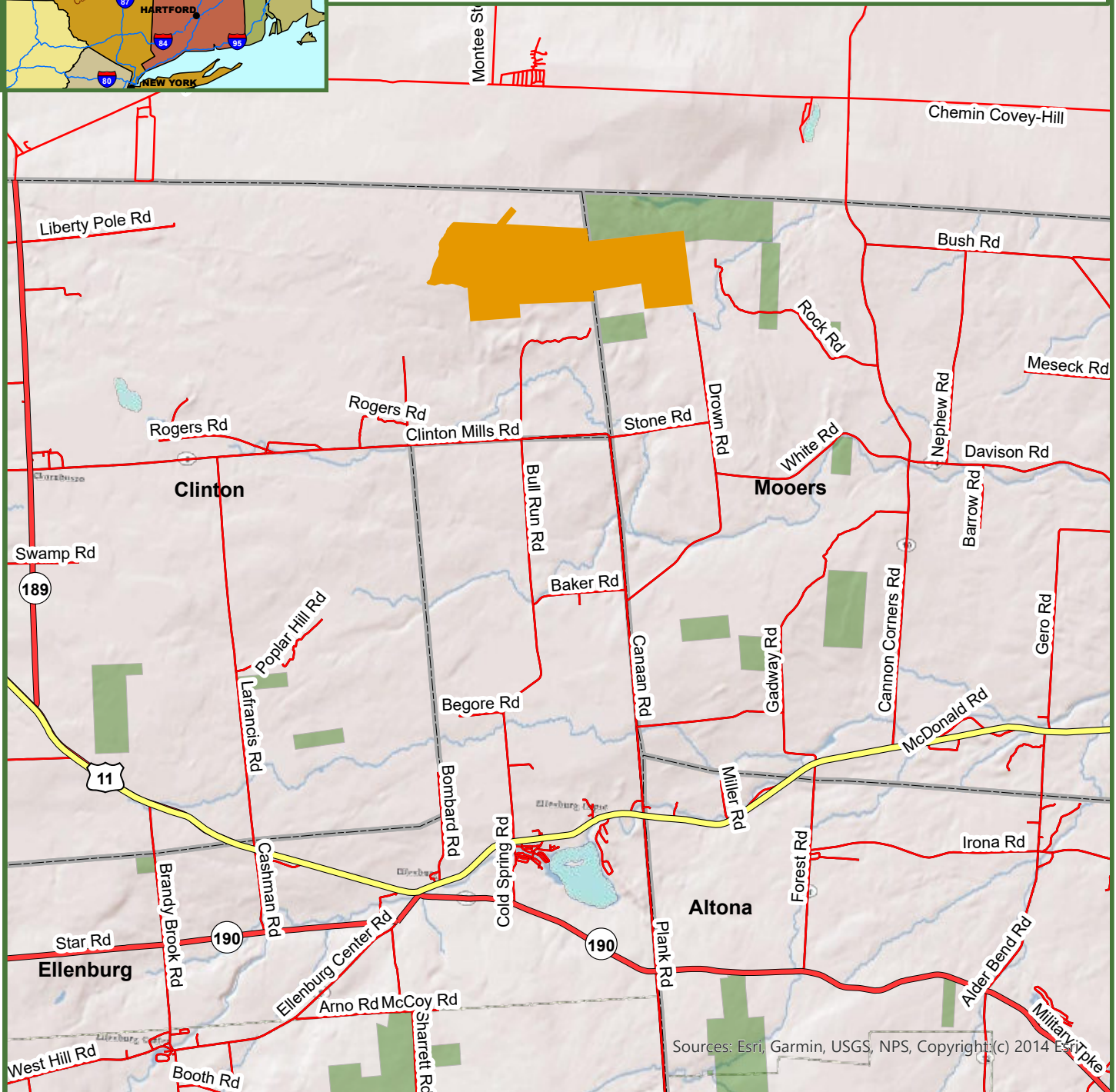
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Legend

- | | | |
|-------------------------|-----------------------|------------|
| Churubusco Lodge Estate | Town Roads | Town Lines |
| US Highways | Public Lands | |
| State Highways | Other Conserved Lands | |

0 0.5 1 2 3 4 Miles



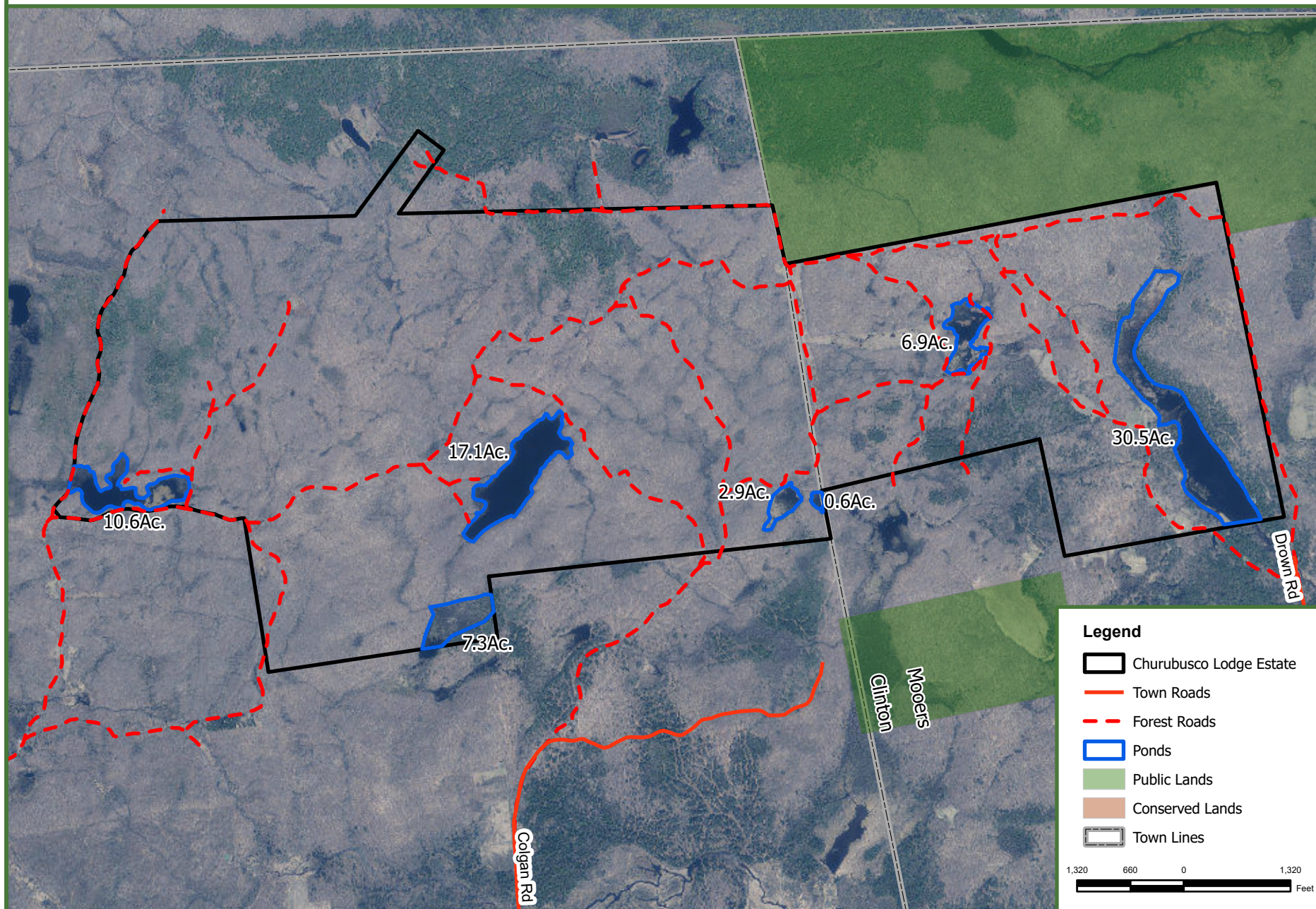
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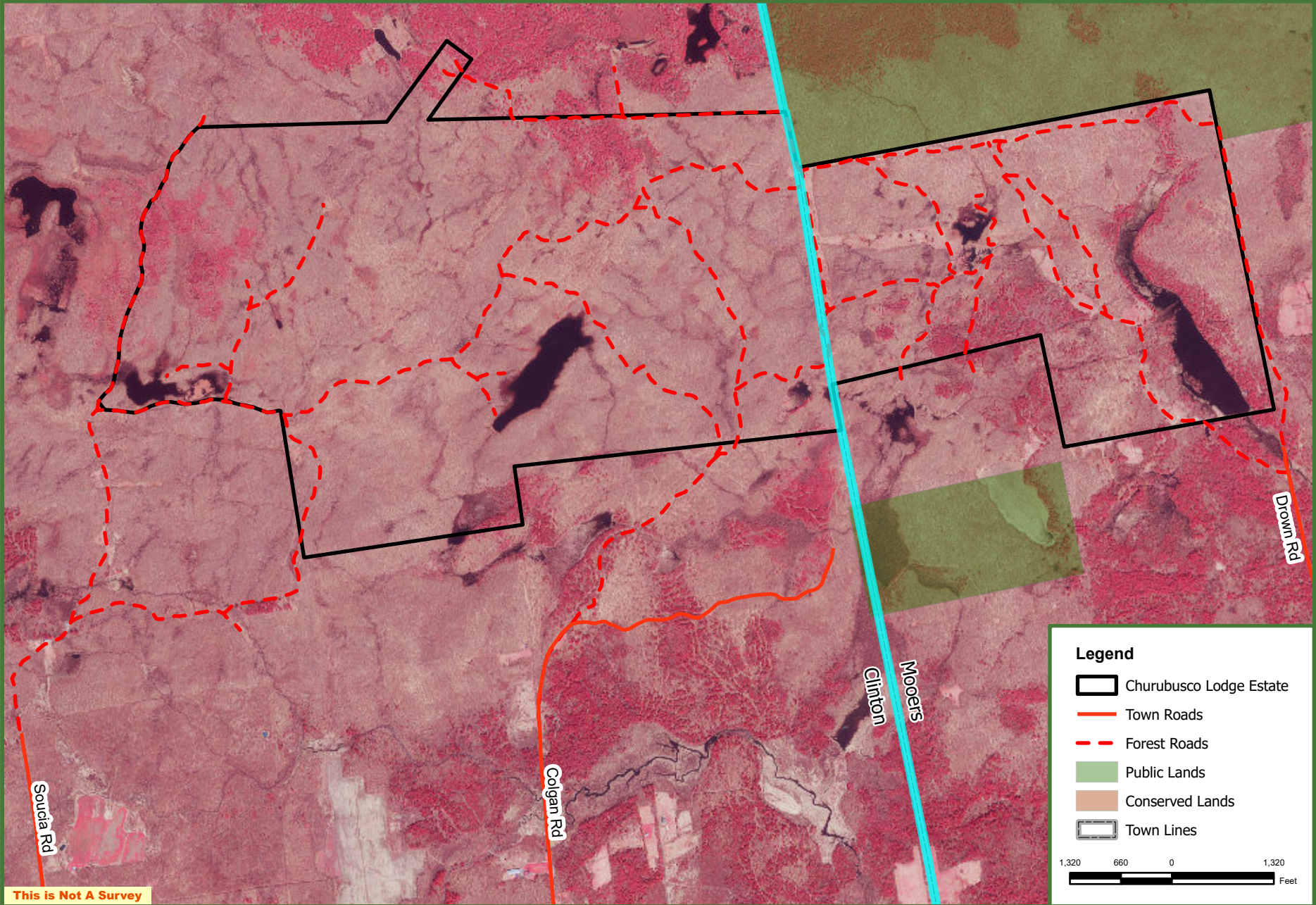


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner.
Boundary lines portrayed on this map are approximate and could be different than the actual location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



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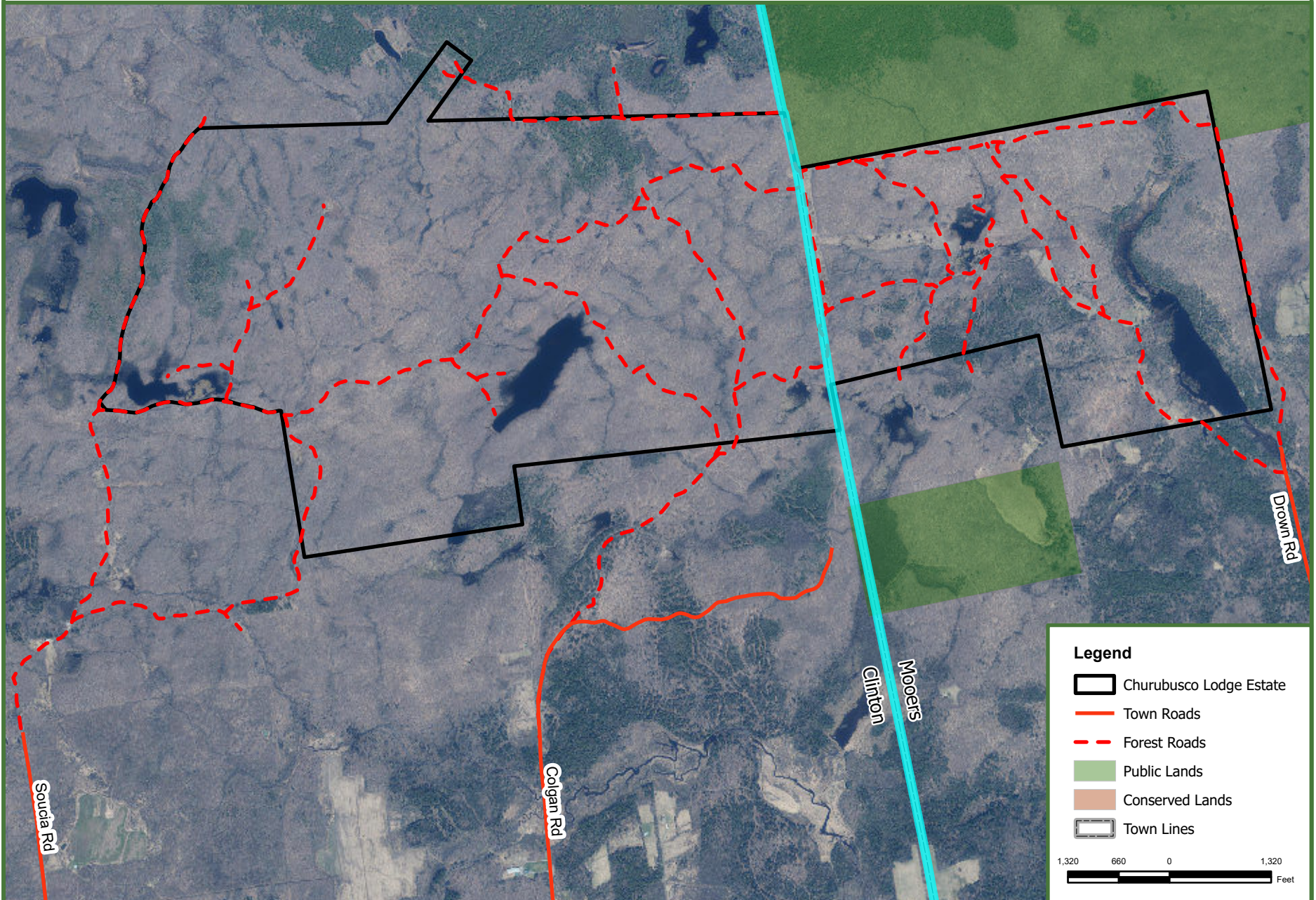
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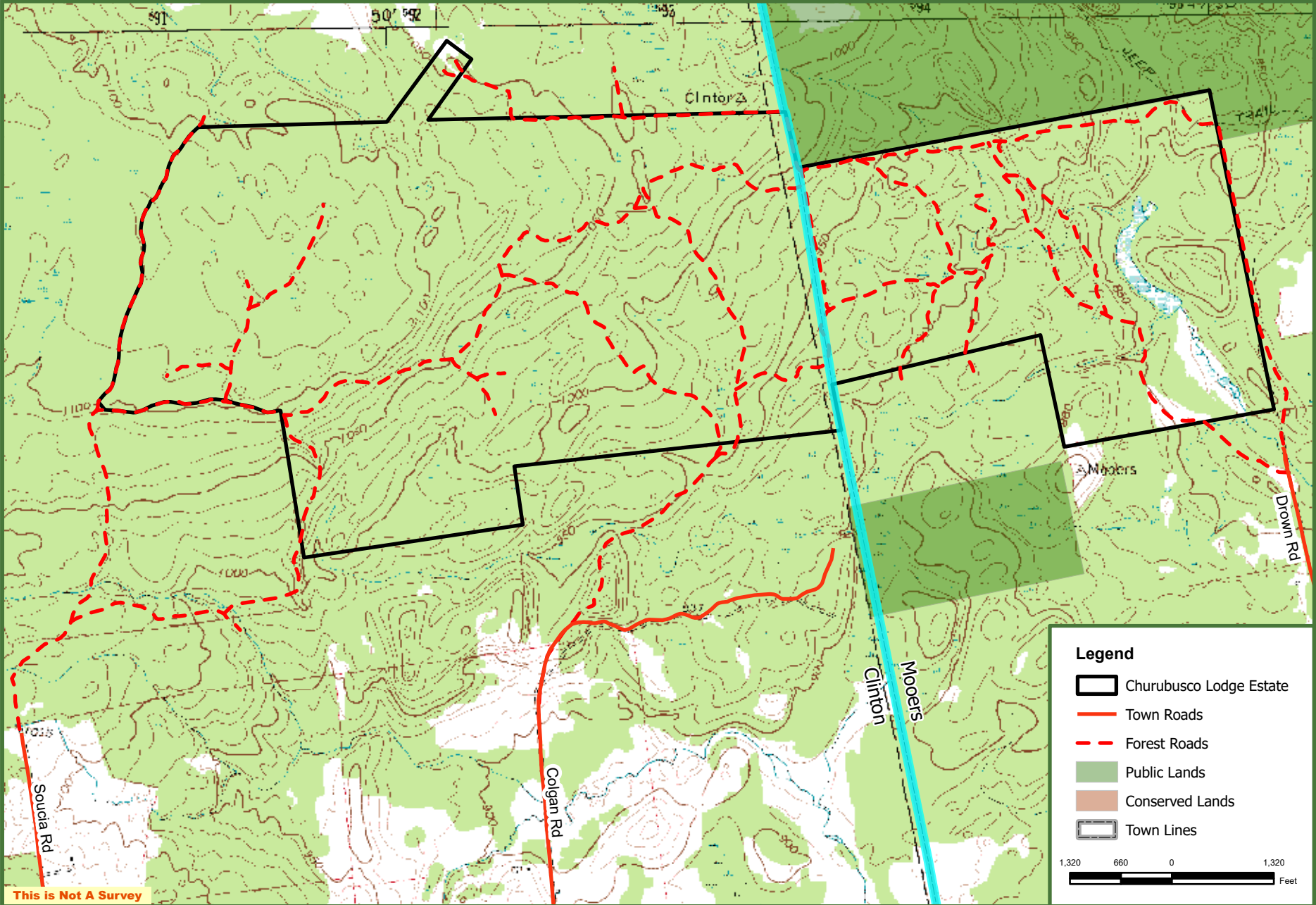


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