

Fountains Land
AN F&W COMPANY

Clinton Highlands Forest

Set between two large tracts of permanently protected state land, this exceptional generational recreational holding features developed year-round access, the headwaters of Brandy Brook, a series of beaver ponds, and a small cabin with power available at the property entrance.

Clinton Highlands Forest is defined by its setting. The property sits directly between two large blocks of New York State land: an extension of Chazy Highlands Wild Forest along its western boundary and Dunkin's Reserve State Forest along its eastern boundary. At 2,175 acres, it is one of the largest private recreational holdings available in northern Clinton County, and with protected public land on either side, the surrounding landscape will remain forested for generations to come. Few private properties combine this scale, seclusion, and permanence.

Property Highlights

- $1,450,000
- 2,175 Acres
- Dannemora, NY
- Multiple Use



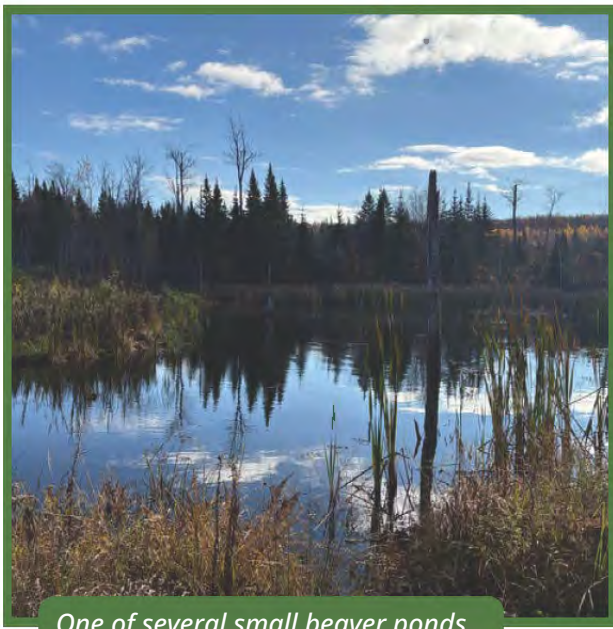
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OVERVIEW



One of several small beaver ponds along Brandy Brook as it flows north.

For a buyer seeking a legacy, this property offers a large private retreat with true conservation character - a place to hunt, explore, and care for over the decades. The current owners have managed the land with a clear conservation and stewardship ethic, and the adjoining state lands extend both privacy and recreational range well beyond the property lines. Brandy Brook flows north through the heart of the land, linking a series of beaver ponds and wetlands. A gated forest road leaves Jerusalem Road, where power is available, and runs roughly three miles through the tract. A small cabin near the entrance serves as a ready base camp for hunting season and weekend getaways. A previous owner heavily harvested the forest 10 to 15 years ago, and it is now regenerating vigorously, so its timber value will build steadily as the stands mature, rewarding a patient, long-horizon owner.



One of several small beaver ponds.

Property Highlights

- Bordered by New York State Wild Forest to the west and Dunkin's Reserve State Forest to the east
- 2,175 acres which is a rare scale for private recreational land in northern Clinton County
- Brandy Brook flowing north through the center of the property and a series of beaver ponds and wetlands
- Gated, year-round forest road runs three miles into the property from Jerusalem Road
- Small cabin near the property’s entrance on Jerusalem Road where power is available at the road
- Enrolled in the state's 480A Forest Tax Program, a significant tax benefit transferable to new ownership
- Vigorously regenerating northern hardwood and spruce/fir forest with long-term appreciation potential
- Well-marked exterior boundaries maintained under the 480A program
- Approximately 20 miles from Plattsburgh and 1.5 hours from Montreal

LOCATION



Looking east over the land with Lake Champlain and the Green Mountains in the background.

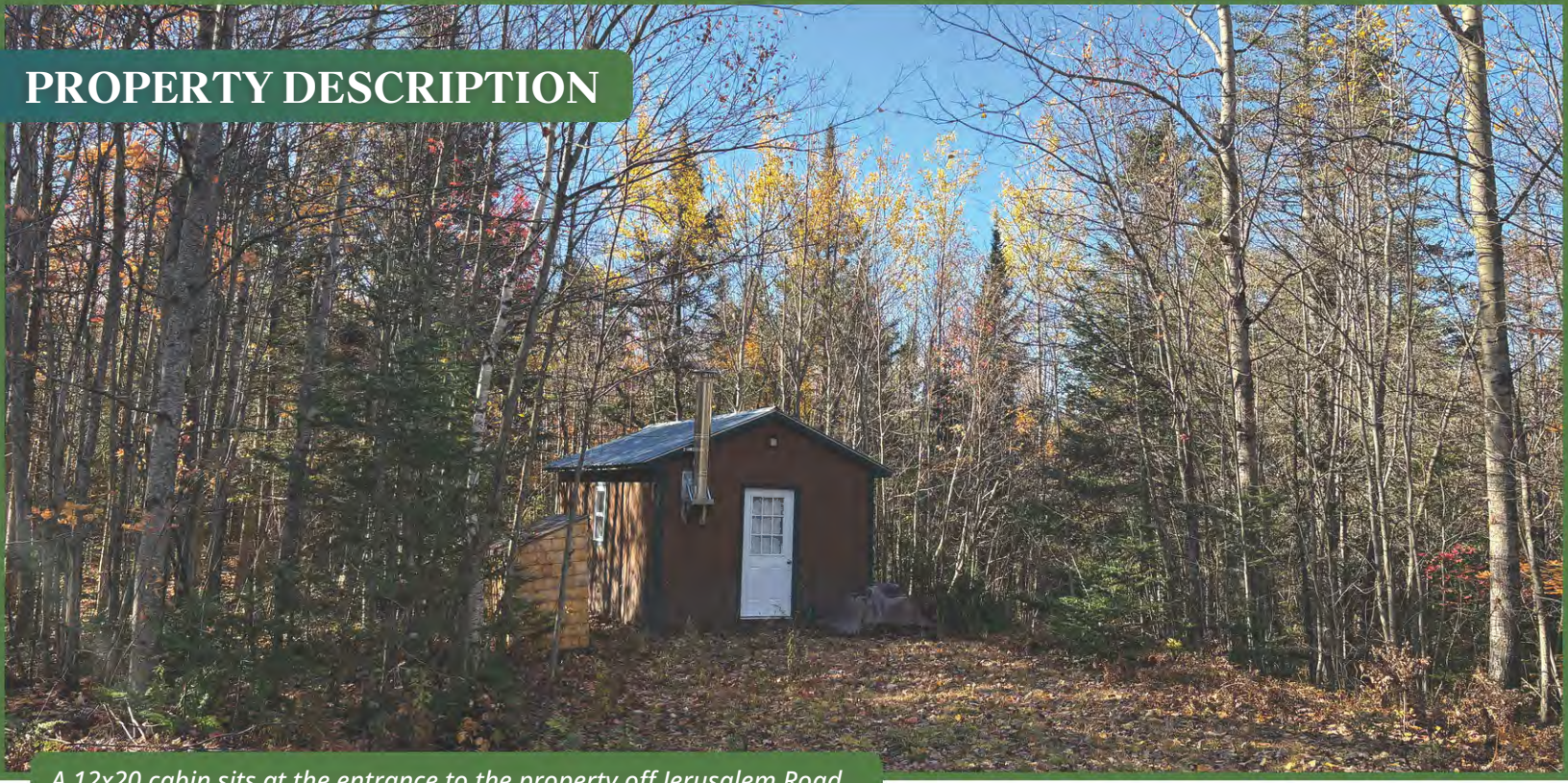
Clinton Highlands Forest is located in the Towns of Dannemora and Altona in northern Clinton County, a rural, heavily forested region in the northeastern Adirondack foothills. Public land defines the surrounding landscape. To the west, Chazy Highlands Wild Forest, part of a state land complex of more than 60,000 acres, extends toward Lyon Mountain and Chazy Lake, while Dunkin's Reserve State Forest lies to the east. Lyon Mountain, at 3,830 feet and the highest point in Clinton County, offers a trail to its summit fire tower, and Chazy Lake is known for lake trout, landlocked salmon, and northern pike. The region also supports one of New York's largest moose populations.

Plattsburgh, about 20 miles southeast, serves as the regional center and is home to SUNY Plattsburgh, a regional hospital, and Plattsburgh International Airport. Farther afield, Montreal is about 1.5 hours to the north, Burlington, Vermont, is about 1.5 hours away via the Lake Champlain ferry, and Albany is about 3 hours to the south.



Looking southwest toward Dannemora Mountain and Chazy Highlands Wild Forest.

PROPERTY DESCRIPTION



A 12x20 cabin sits at the entrance to the property off Jerusalem Road.

Clinton Highlands Forest is built for the private buyer seeking a large recreational property with lasting conservation value. Bordered by New York State Wild Forest to the west and Dunkin's Reserve State Forest to the east, the property delivers a sense of scale and seclusion that is increasingly hard to find. Its position between two protected holdings gives a new owner the rare opportunity to steward a meaningful piece of a much larger forested landscape.

This is a true headwaters property. Brandy Brook and Bullis Brook both begin on the land and flow north toward the Great Chazy River, while Stillwater Brook drains the southern edge. Brandy Brook winds through the center of the tract, passing through a series of wetlands and beaver ponds that add wildlife habitat and variety to the landscape, and Bullis Brook drains the western side. Because these streams begin on the property, the water quality of the land's brooks and wetlands rests with its owner. For a conservation-minded buyer, that is both a meaningful responsibility and a rare opportunity, and the responsibility and a rare opportunity, and the current owners have taken it seriously in their management of the forest.



Numerous large clearings line the internal road.

The recreational opportunity extends well beyond the boundary. Just north of the property, Brandy Brook continues into the 1,356-acre Lewis Preserve Wildlife Management Area, managed by the New York State Department of Environmental Conservation. While the WMA does not adjoin the property, it lies a short distance north, with three public parking areas along Jerusalem Road. It is open year-round for hunting and trapping, and for brook and brown trout fishing along Brandy Brook, King Brook, and the Great Chazy River. Together with the state forest lands on either side, the WMA places Clinton Highlands Forest at the center of an unusually rich concentration of public recreational land.

PROPERTY DESCRIPTION



Beaver ponds along Brandy Brook as it flows north through the land.

The internal road is a standout feature for a property of this size. A gated, privately maintained forest road runs roughly three miles from the Jerusalem Road entrance south through the center of the tract, with a spur road to the west. It is in good condition and usable year-round. Established log landings sit along the road, including one at the end of the main road and another at the end of the western spur, and a network of existing skid trails reaches most of the property. Several established gravel pits along the road support continued road maintenance. Future forest management can rely on this infrastructure without new road construction, and for the recreational owner, it means easy access to the brooks, the beaver ponds, and the far corners of the property.

The terrain is mostly flat with gentle slopes, ranging from roughly 1,600 to 1,780 feet in elevation. Soils are glacial in origin and productive, with most of the forest rated site class II. The property is almost entirely forested, with open wetland areas along the brook corridors. For hunters and wildlife enthusiasts, the young, regenerating forest is a major draw, providing abundant browse, berries, and cover for white-tailed deer, moose, black bear, ruffed grouse, and other wildlife, and the adjoining state lands extend that habitat well beyond the property lines. A small 12x20 cabin near the Jerusalem Road entrance, where power is available, provides a convenient base for hunting and recreation.



Young softwood stands are found along the land's stream corridors.

ACCESS



Frontage along Jerusalem Road with the property on the right.

The property has good access from Jerusalem Road, a town-maintained road, with power available at the property entrance. From Jerusalem Road, a gated, privately maintained forest road enters near the cabin and runs roughly three miles south through the center of the tract to the southern stands, with a short spur to the west. The road is in good condition and usable year-round, and existing landings and skid trails branch off it to reach most of the property, providing practical access for both recreation and future forest management without the need for new road construction. Because the terrain is mostly flat, the forest is operable in any season.



One of several gravel extraction areas along the internal road for continued road maintenance.



The land's internal road runs over 3 miles, allowing easy access .

TIMBER RESOURCE



Looking north from the middle of the property over the land's typical flat terrain.

A previous owner heavily harvested most of the forest approximately 10 to 15 years ago, and it has since regenerated naturally. No harvesting has occurred in the last five years. A timber inventory was completed on the original 1,258-acre portion of the property at the time of its 480A enrollment, using 156 sample plots, or roughly one plot for every eight acres. The February 2025 480A Management Plan Update, prepared by F&W Forestry Services, carries that stand data forward across sixteen managed stands. Nearly all stands are in the pole timber size class, and most are rated site class II. Northern hardwood types cover the majority of the acreage, with yellow birch, sugar maple, red maple, and beech as the primary species, while spruce and balsam fir stands, totaling about 400 acres, occupy the lower and wetter ground.

The forest's strength is its regeneration. Inventory plots recorded between roughly 900 and more than 3,500 young northern hardwood and spruce/fir stems per acre across the stands, well above the 500 stems per acre required under the 480A program. While overstory stocking is light following the prior harvest, the abundance of desirable young growth positions the forest well for the next several decades. The timber resource is best understood as a long-term asset, offering meaningful future appreciation for a patient owner rather than near-term income. Existing landings and skid trails, combined with flat, year-round operable terrain, will make future management straightforward.

Clinton Highlands Forest is enrolled in New York State's Section 480A Forest Tax Law program under Certificate Number 09-048, with 1,941 acres committed under the management plan. The 5-Year Management Plan Update, completed in February 2025, confirmed the property's continued eligibility and identified no rare, threatened, or endangered species. A new owner may assume the enrollment and continue to benefit from the tax reduction, provided they manage the property in accordance with the approved plan. This is a straightforward transfer, and Fountains Land can assist in facilitating it.

TAX & TITLE



Small beaver pond along Brandy Brook.

The property consists of six tax parcels: 160.-1-5, 160.-1-6, 160.-1-8, 161.-1-6, and 161.-1-10 in the Town of Dannemora, and 147.-1-1 in the Town of Altona. The deeds are recorded in the Clinton County Clerk's Office in Book 20172, Page 88038 (Dannemora) and Book 20203, Page 12588 (Altona).

The property is enrolled in the 480A Forest Tax Program, which significantly reduces the annual tax burden relative to full assessed value.

Exterior boundaries are marked with blazes, paint, flagging, and signage. The majority of the lines were located and repainted in the fall of 2020 and will continue to be maintained under the 480A program.

Tax parcel 161.-1-10 in the Town of Dannemora, approximately 100 acres, is separated from the main block by another privately owned parcel and has no known legal access. For that reason, its forested acreage is not committed under the 480A plan.



Gated entry point along Jerusalem Road where power is available.

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.