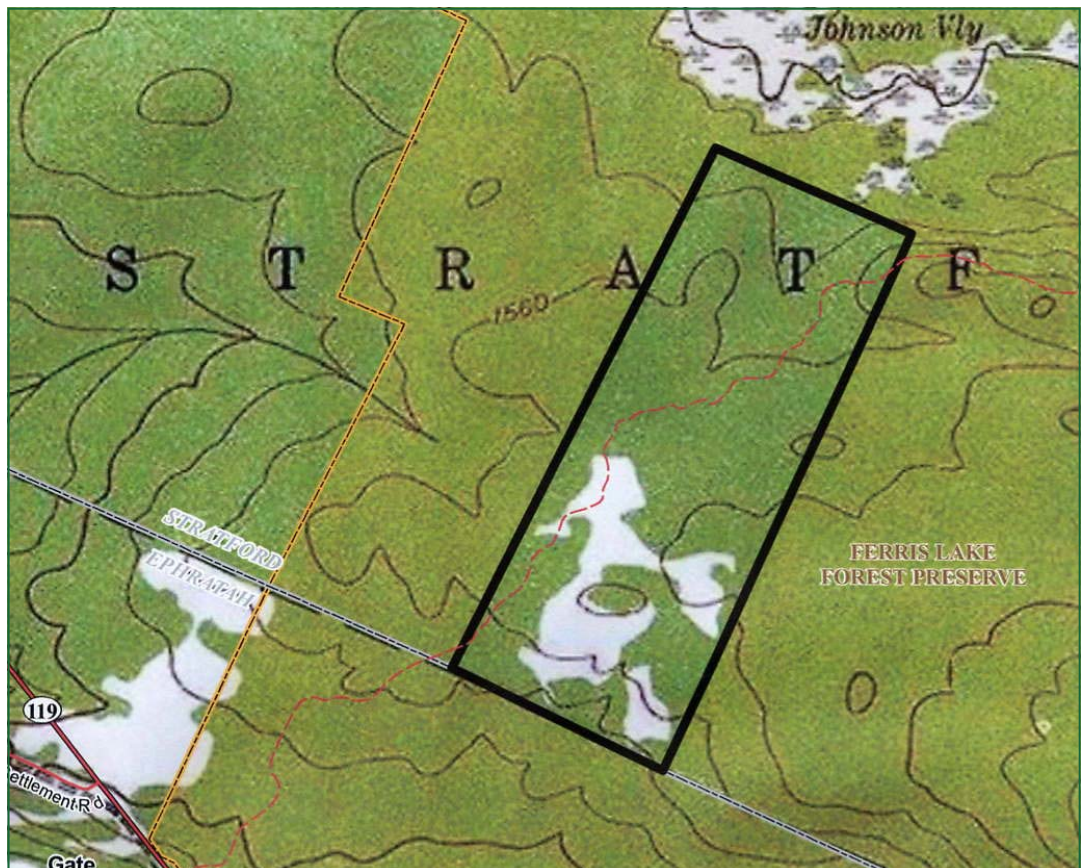


fountains

MIDDLE SPRITE FOREST

An island of private ownership surrounded by Forever Wild NY State Preserve Land, this Southern Adirondack parcel offers a one-of-a-kind opportunity with wilderness camp potential.



**100 Tax Map Acres
Stratford, Fulton County, New York**

Price: \$59,000

LOCATION

Middle Sprite Forest is a unique wilderness property situated along the southern reaches of the Adirondack Park within the town of Stratford, Fulton County, New York. An historic “corridor” to the Adirondacks, this scenic area features endless forests, clear lakes, and unlimited outdoor recreational opportunities within 4 hours of the Northeast’s major metropolitan areas.

This secluded outdoor retreat property offers significant private preserve options which are enhanced by its direct access to the Ferris Lake Wild Forest, a vast expanse of state lands which completely surround the property and span over 148,000 acres to the north. You can build a snowmobile camp, plant food plots for deer hunting, pack in a yurt, and enjoy a backcountry experience that most people can’t experience on property that’s closer to civilization than might be imagined.



The property offers strong cabin options with moderate terrain and direct access to Forest Preserve

Fulton County is well served by the NY State Thruway (Interstate 90) which is located 25 minutes to the south and facilitates access to major Northeast US population centers. The property is located approximately 12 miles west of the cities of Johnstown and Gloversville, where numerous shopping and dining amenities are available. The Great Sacandaga Lake is situated 30 minutes to the east near the village of Mayfield, while Caroga Lake is located 12 miles to the east. Situated 50 miles to the east is the capital city of Albany, NY, which offers an international airport and major medical facilities. New York City and Boston are located 3.5 hours south and east respectively.

ACCESS/BOUNDARIES

Entry is provided by a gated hiking trail across State Lands that originates at County Route 119 and extends 2,500’ to the property’s southwestern corner. This trail crosses New York State-owned Ferris Lake Wild Forest and is situated along the Dingman Hill Snowmobile Trail. This trail is not designated as a deeded right-of-way to the property, so future vehicle access for cabin development or logging would require a temporary revocable permit (TRP) from DEC Region 5. There is direct snowmobile access via the Dingman Hill trail; so supplies could be ferried in during the winter months via a snowmobile and sled.

Immediately upon entering the property, a small clearing appears near the southwestern corner of the tract, offering a secluded location for an off-grid cabin site. From this point, a logging trail extends north for an additional 2,500’ across the tract’s gentle slopes, providing easy hiking access to the entire property and to state lands to the north. While maps in this report are believed to be accurate, they should not be relied upon to portray deeded boundary lines in the field.

A gated hiking trail across State Land extends from Route 119 for 800 yards to the property.



Route 119 links the area to the cities of Gloversville and Johnstown.



SITE DESCRIPTION

Highlighting the property's wilderness retreat options is its large acreage envelope which is completely surrounded by Forever Wild State Lands that are constitutionally protected and will never be developed.

The property is situated within the Middle Sprite Creek basin; this meandering, year-round stream forms part of the historic Mohawk River watershed. Johnson Vly, a prominent wetland, offering a rich diversity of plants and wildlife, lies just to the north of the tract. This unique ecosystem is within a short hike of the parcel and offers outstanding nature viewing opportunities.

Terrain is generally flat to moderately sloped throughout much of the land. Entering from the access road into its southwest corner, the elevation climbs slightly through well-drained hardwood sites before leveling off and remaining gentle throughout the remainder of the tract as it extends toward its northern boundary.

Soil conditions are variable, with moderately-drained sites occupying the southern half of the property, and generally wetter soils occupying the northern half of the tract. Elevations range from 1,545' above sea level (ASL) near the southern boundary to 1,595' ASL in the center area of the parcel.

PROPERTY TAXES

Property taxes in 2015-16 were \$1,280. The property is **NOT** enrolled in the State of New York's 480-A program, which significantly reduces the annual tax burden and allows for flexible forest management scheduling. The property is owned by Big S Ranch, LLC, whose deed is recorded in the Fulton County Clerk's office, Johnstown, NY in Book 1096, Page 15. Tax Map is Town of Stratford, NY #97.-2-22.

Adirondack Park Agency land use classification is "Resource Management", which allows for an average lot size of 42.7 acres per principle structure. Typically, hunting cabins with a footprint of less than 500 square feet are non-jurisdictional; while single family dwellings and all subdivisions require an agency permit. Boundaries in the field appear to be well maintained and exist as red and yellow painted blazes. Total boundary perimeter is 1.83 miles, encompassing 0.16 square miles. The estimate of 100± acres for the property, as well as maps in this report, is based on tax map and deed information.



Middle-aged hardwood and softwood stands dominate the tract's forest cover.

This unique outdoor retreat property offers significant private preserve options which are enhanced by its direct access to the Ferris Lake Wild Forest, a vast expanse of state lands which completely surround the property and span over 148,000 acres to the north.



A small seasonal stream that flows through the property.

FOREST RESOURCES

The property's diverse timber resource consists of a mix of middle-aged hardwoods and softwoods which can be managed to meet numerous ownership objectives, including wildlife, recreation, and long-term timber returns. Generally, softwoods dominate the species composition, with key species including eastern hemlock, red spruce, and balsam fir. Associated hardwoods include the maples, birches and beech.

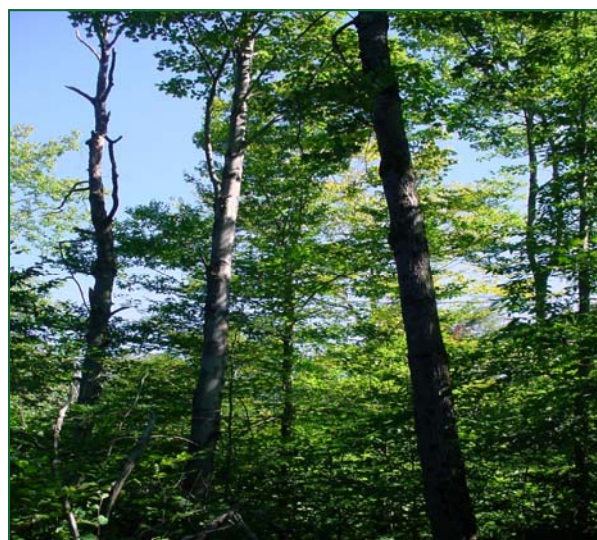
The forest is comprised of two general timber types: pole-sized northern hardwood stands growing on productive, moderately-drained soils located in the southern third of the property (approximately 40 acres) and dense softwood stands associated with moderate to poorly-drained soils lying in the northern two-thirds of the property (approximately 85 acres).

Within the hardwood stands, the basal area (a measure of stand density) averages 60-70 ft²/acre, a level indicative of stands that will remain in a "free to grow" state over the coming years. Stem quality is average and the current diameter sizes and species composition provide for sound long-term timber value appreciation. The last harvest was conducted roughly 6-8 years ago, and, under sustainable forestry guidelines, the next commercial entry can be anticipated within the next 15 years.

The softwood stands consist primarily of pole-sized eastern hemlock and spruce/fir, with various northern hardwoods comprising the remainder of the forest canopy. The average basal area ranges from 90-110 ft²/acre, a level indicating fully-stocked conditions. Stem quality is average, and site productivity is variable, with more favorable growing conditions located on better-drained soils. The dense softwood cover offers attractive aesthetics and provides critical winter food and cover for wildlife species like whitetail deer, grouse and snowshoe hare.

No timber inventory is available at the present time. Future logging will require a DEC Temporary Revocable Permit (TRP) to allow for log truck transportation across the gated jeep trail that leads to the property from Route 119 across State Lands.

Hardwood stands (top and middle photo) are located on well-drained sites associated with the southern third of the property, while softwood stands (bottom) occupy the northern two-thirds of the tract and provide key habitat for local wildlife like deer, grouse and snowshoe hare.

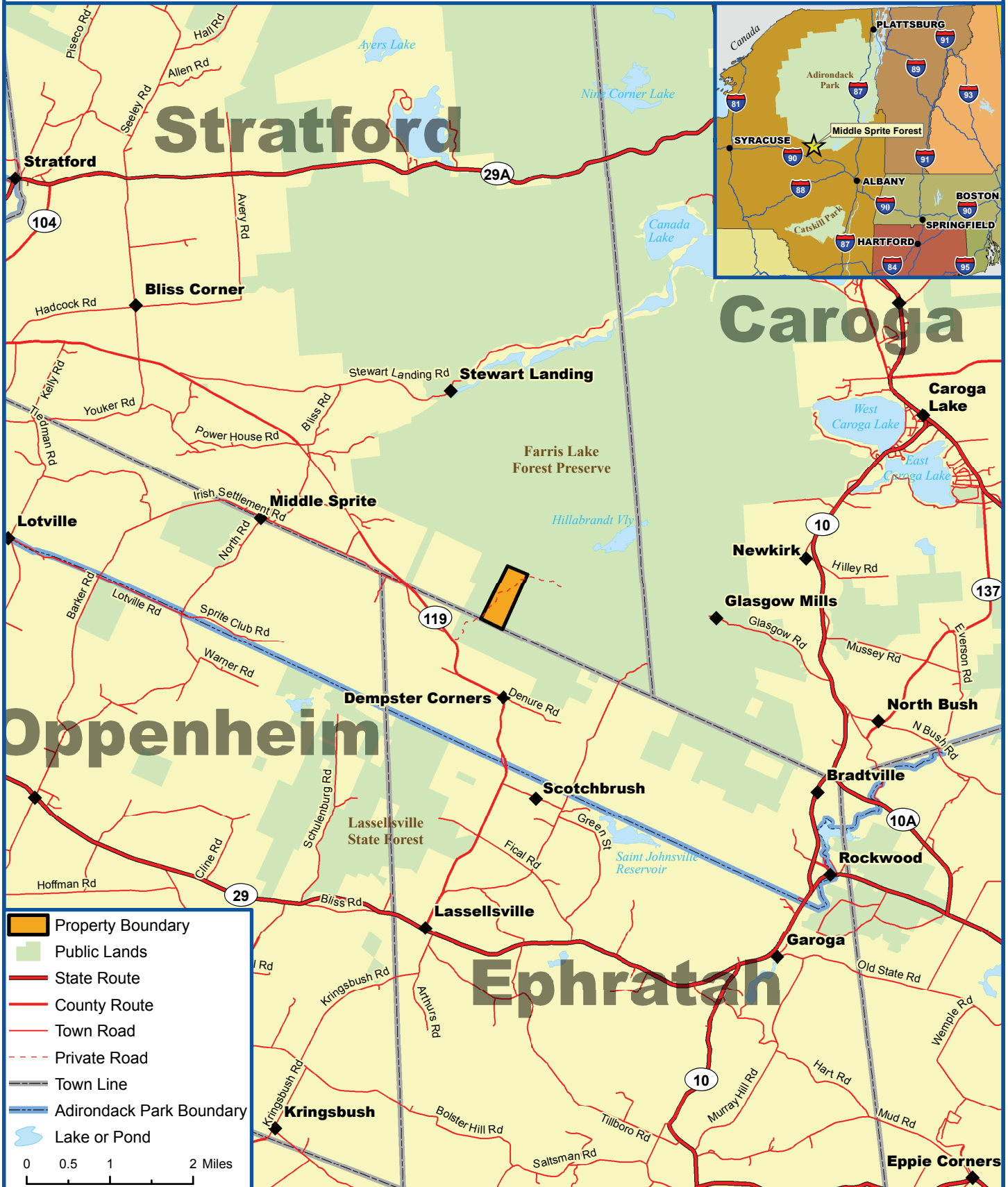


Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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
Middle Sprite Forest
125 GIS Acres
Stratford, Fulton County, New York

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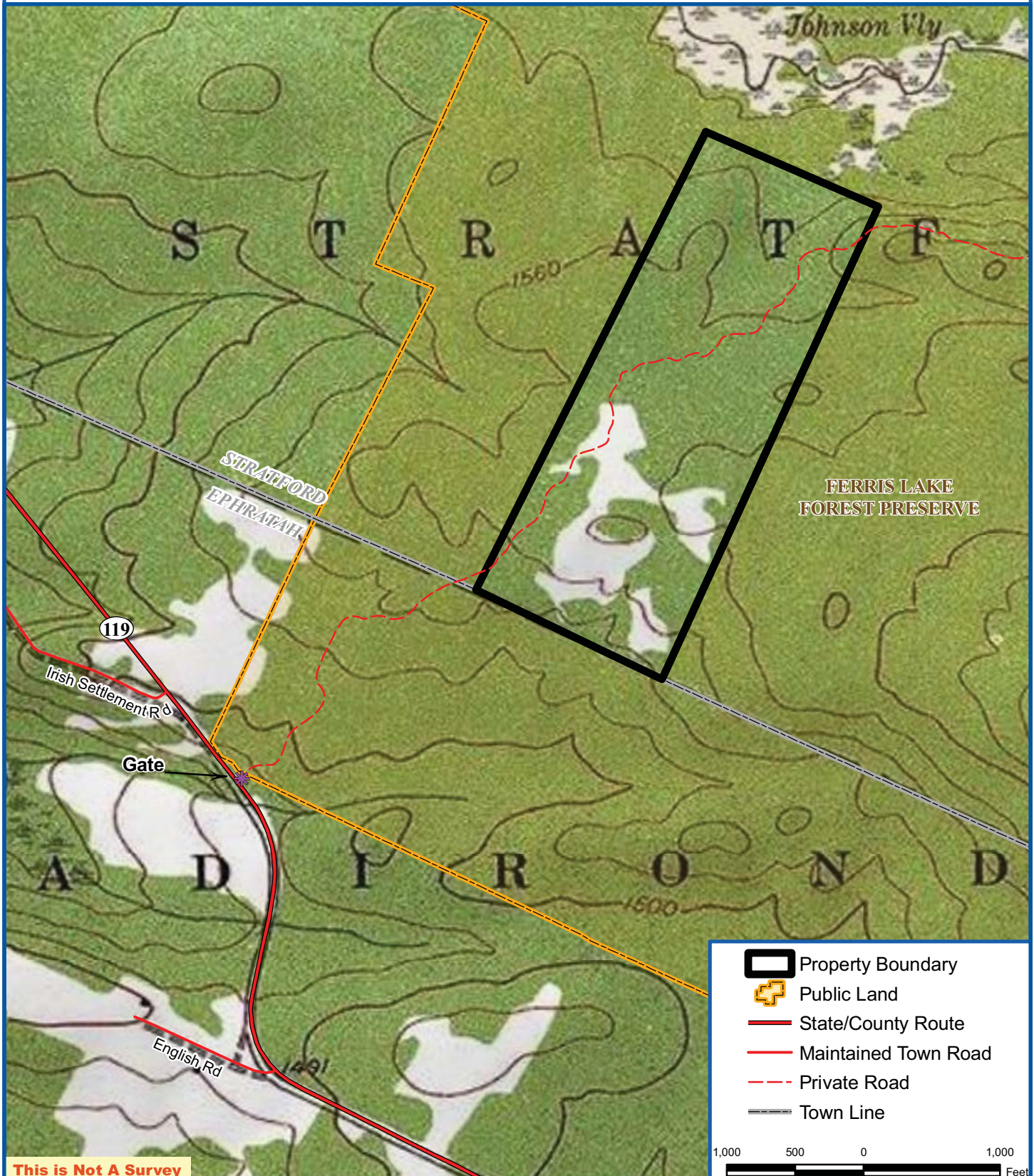




Middle Sprite Forest

125 GIS Acres
Stratford, New York

fountains



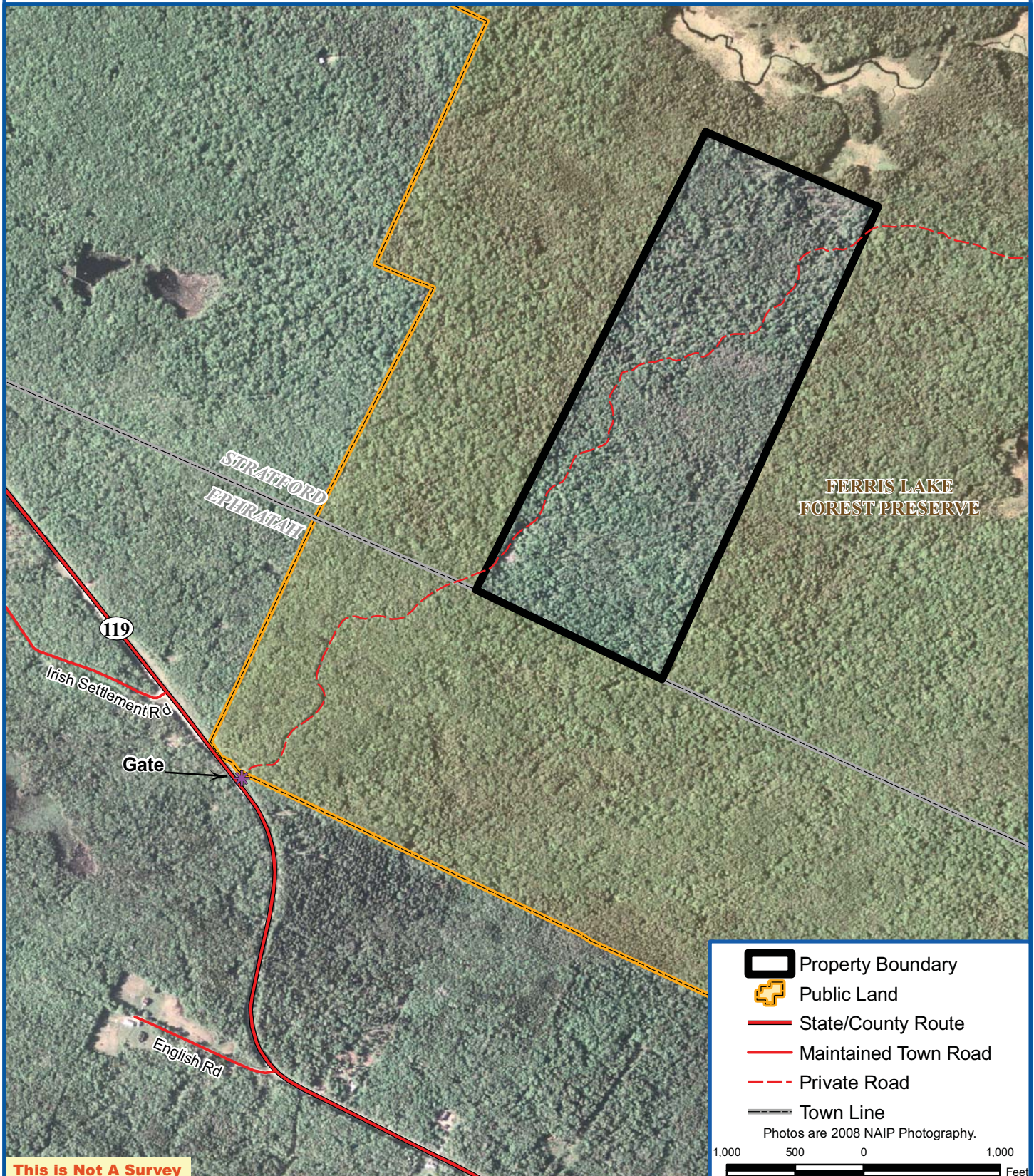
Map produced from the best available information including GPS data supplied by sellers forest manager, aerial photography and reference information obtained from NYS GIS. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Middle Sprite Forest

125 GIS Acres
Stratford, New York

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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

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 Todd Waldron (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: _____