

fountains

CAMP RUSSELL

1,200' of prime water frontage on White Lake, significant scout camp infrastructure and a legacy spanning one hundred years makes Camp Russell a once in a generation purchase opportunity



**321 Acres
Forestport, Oneida County, New York**

Price: \$2,550,000

PURCHASE OPPORTUNITY

Fountains Land, on behalf of the Boy Scouts of America, Revolutionary Trails Council, is proud to bring the historic Camp Russell property to the market for the first time in nearly a century. It is very seldom that such a highly-coveted Adirondack Boy Scout campus with such a long legacy becomes available in the marketplace. Camp Russell presents a rare purchase opportunity for buyers seeking a group camp facility, family waterfront estate or potential RV Park. There is no other property available on White Lake with this much acreage, development potential and waterfront.

Camp Russell has served as a waterfront scout camp for generations of young men from the Utica-Rome region. There is significant camp facility infrastructure available here with

two dozen buildings and accessory structures, many of which were built using lumber grown sustainably within the property's highly-acclaimed conservation area. Highlights include a 200-person dining hall, scout master lounge, health lodge, trading post, boathouse and headquarters building. There is bunkhouse sleeping capacity for 90 people with additional rustic tent camping and lean to facilities for 330 guests. This historic campus has extensive road frontage, favorable zoning, and multiple access points.

In December 2014, the Executive Board of the Boy Scouts of America, Revolutionary Trails Council (RTC) voted to approve the sale of Cedarlands Scout Reservation and Camp Russell. This decision was made in an effort to ensure the financial viability of the Council for the next 50 years and continue their rich scouting legacy for generations to come. Proceeds, donations and charitable contributions from these sales will be placed in an endowment and earmarked to make capital improvements at Camp Kingsley, a facility which will be retained and operated by the Council for their summer scouting operations.

White Lake's water resource is crystal clear and swimmable, offering significant boating and trout fishing opportunities.



Camp Russell presents a rare opportunity for buyers seeking a group camp, family waterfront estate or potential RV Park.



LOCATION

Camp Russell sits along the scenic southern shoreline of White Lake in the town of Forestport on the western edge of the Adirondack Park. White Lake is the first major lake along the popular New York Route 28 corridor that connects the Utica-Rome region with the heart of the Adirondacks near Old Forge. White Lake has been enjoyed for generations as a desirable summer camp and weekend home destination with a quaint collection of cabins and cottages along its shorelines.

The landscape around White Lake is tucked just inside the Adirondack Blue Line and is known for its four-season outdoor recreation opportunities. Skiing, biking and fishing are some of the more popular pursuits in the area. Locally, Boonville is 12 miles southwest of Camp Russell and provides local shopping and dining options, while the popular four-season vacation community of Old Forge lies 17 miles to the northeast. The property is an easy 35-mile drive along New York Route 28 from Utica where more extensive services can be found. Camp Russell is within an easy half day's drive of the New York City metro area via the New York State Thruway and is situated 1.5 hours west and east of Albany and Syracuse respectively. Each of these latter two cities host airports with connections to major US cities.



The boathouse overlooks the camp's long water frontage where swimming and boating activities are centered.

ACCESS

Camp Russell benefits from long road frontage, well-drained terrain and multiple entry points which widen the future development potential of the property. The main road frontage along New York Route 28 includes 2,275' of paved frontage along the north side and 200' of frontage along the east side of the property with utilities available roadside. There is also 930' of frontage to the waterfront area along the east side of Bentliffe Road and 200' of frontage along the north side of Bear Creek Road (both town roads) providing access to the conservation area of the property. Finally, 50' of frontage along the end of Alder Road provides entry to the non-contiguous Alder Parcel located east of the Adirondack Railway right-of-way.



New York Route 28 provides easy driving access to the camp from neighboring communities like Utica (45 minutes) and Syracuse (1.5 hours).

HISTORY of CAMP RUSSELL

According to the historical writer Jeff Steele, Camp Russell was started in 1918 when Samuel Russell, a prominent central New York businessman, donated 15 acres and a permanent scout camp building to the recently founded Boy Scouts of America. Did Mr. Russell realize at the time that his commitment and dedication to the development of young scouts would craft a legacy spanning ten decades? In a 1919 speech, Mr. Russell stated "If one boy has been made better physically or morally more equipped for his life work, all my work is worthwhile. If added to this, these advantages have been brought to some hundreds of boys, so much the better and so much greater the satisfaction".

Over 250 scouts attended the first season at Camp Russell. The cost to attend in 1918 was \$5.50 for the first week and \$5.00 for the second week. Over the next three decades, Mr. Russell and his family continued to support the Mohawk Valley's scouting mission by donating additional acreage and increasing the campus footprint along the waterfront. At the same time, Mr. Russell initiated a reforestation program as the southern Adirondacks were heavily logged at that time. Between 1918 and 1927, Russell and scouts planted over 125,000 trees.

While the Depression and World War II years presented several financial challenges to the camp, it continued its footprint expansion and campus development from the 1950s through the 80s to what it is today. Historical programming has included Cub Scouts, Webelos, Boy Scouts and Venture Scouts. Four cornerstone traditions at Camp Russell are their weekly campfires on Fridays and Sundays, woodcarving, forestry conservation, and a strong sense of family and fraternity between alumni and staff.

A special gift of 146 acres of land from two of Mr. Russell's children in 1957 became the camp's conservation area. Here, scouts have learned to prune trees, attract wildlife and other land stewardship skills. Decades later, lumber from this conservation area was used to construct new buildings around camp. Camp Russell's dedication to conservation earned it numerous awards over the years including the US Department of Agriculture (USDA) Gold Seal Award (awarded twice) and the USDA Silver Jubilee Conservation Award for running the consistently best conservation program in the country.

Mr. Steele's comprehensive and interesting history of Camp Russell can be found at www.herkimer.nygenweb.net/ilion/camp russell.



Scouts in the dining hall in the earliest years of Camp Russell.



Camp Russell has hosted several generations of scouts over the past century.



One of the many dedicated work crews that shaped Camp Russell's scouting campus.

SCOUT CAMPUS

Camp Russell contains all of the classic attributes of an Adirondack Boy Scout Camp. Its 1,500 feet of sandy beach frontage is one of the largest waterfront ownerships on White Lake. The campus' large acreage, good infrastructure, internet access, favorable zoning and easy terrain widen the variety of uses that future ownerships can consider, including group camp facility use, private family estate options, development, and a variety of commercial or educational pursuits.

Waterfront Campus – 44 acres

Most of the campus infrastructure and buildings are clustered within the central 44-acre waterfront envelope set along the south shore of White Lake. This campus center has been the focal point of scouting activities for generations. Nestled within a majestic peninsula of cathedral white pines, the waterfront area includes the 200-seat Dining Hall, Fager Health Lodge, Scout Master Lounge, boathouse, chapel and multiple staff cabins with total sleeping accommodations for 90 scouts and leaders in the various buildings. Camp Russell's eight tent sites, tucked between the campus buildings and the water, offer additional sleeping capacity for 330 guests.

The historic camp museum was the original scout building erected by Mr. Russell in 1919. The Dining Hall, chapel, shower buildings, program center and many staff cabins were designed and built during the 1960s, utilizing lumber that was sustainably harvested from the camp's Conservation Area. This is a vintage Adirondack-style campus with many buildings sporting log-cabin details, rustic finishes and impressive granite fireplaces.

Two gathering areas at the camp: the Chapel on the left and the Dining Hall on the right.



The Trading Post, above, and the Program Center, below.



SCOUT CAMPUS (continued)

With over 1,500' of prime water frontage, Camp Russell holds one of the largest undeveloped beaches available on the 229-acre White Lake. During the summer months, the clear, cool waters of the lake are adorned with kayaks, fishing boats, water skiers and the sights and sounds of swimmers and bathers splashing in its wake. Camp Russell's sandy, level beach frontage and boat house storage accommodations are within sight of the campus center and easy walking distance of the lodge area. Brook trout, rainbows, and yellow perch are the most popular game fish caught by area anglers.

Conservation Area – 192 acres

This area is south and east of State Route 28. It contains most of the property acreage and includes a rifle range, two pavilions, a rustic Trapper's Cabin and a significant timber resource. The extensive road frontage along Route 28, combined with favorable APA zoning, enhances future development opportunities here for those considering a campus expansion or possible subdivision options.

Alder Road Area – 88 acres

This part of the property is non-contiguous to the remaining acreage and offers strong recreational and wildlife habitat value associated with the White Lake outlet flowing through the land. The Alder Road parcel abuts state lands to the north and east, expanding recreational use beyond the property's boundary. It would be an ideal hunting or weekend cabin retreat property and, thus, offers a logical sale opportunity for the next ownership. Restrictive covenants on this parcel limit future development to 6 buildings.

Middle Left: A trail winds through the Conservation Area's classic white pine stand.

Bottom Left: The Alder Road parcel offers great recreational value.



The waterfront area includes a swimming area, pictured here, and a separate fishing dock.



TIMBER RESOURCE

Camp Russell has a significant white pine timber resource which has been carefully cultivated over the years as part of the Scouts' blue ribbon conservation program. This valuable resource is the result of Mr. Russell's hard work and foresight some eight decades ago when he and the scouts hand-planted over 125,000 seedlings in what was to eventually become the Conservation Area. The resulting timber resource today has superior stocking and quality with a harvest-ready sawtimber component that can be managed for wildlife, aesthetics, recreation, open space and sustainable forest production.

A 2013 timber inventory conducted for the Council within a 121-acre envelope of the Conservation Area estimated total volume to be 1,706 MBF of sawtimber products and 1,014 cords of pulpwood. A white pine harvest occurred during the winter and spring of 2015 along the Route 28 road frontage.

The estimated net Capital Timber Value which has been adjusted for harvest removals is \$130,600 or \$1,079/acre. Please contact Fountains for a copy of the timber inventory report.



An award-winning white pine stand, planted by Mr. Russell and his scouts several decades ago.

TITLE and ZONING INFORMATION

The property is owned by Boy Scouts of America, Revolutionary Trails Council in Utica, New York. Deed references can be found in the Oneida County Clerk's office or by contacting Fountains. There are thirteen map references in the Town of Forestport. Please contact Fountains for more info. Tax acreage is reported at 321 tax acres.

Approximately two-thirds of the property lies within the Adirondack Park Blue Line and is subject to APA land use regulations. All of the property located north of Route 28 (main campus and waterfront), west of the railroad right-of-way and the northern quadrant of the conservation area south of Route 28 are zoned APA Moderate Intensity Use, which has a minimum lot size of 1.3 acres per principle structure. Minimum lot width in this area is 100' and minimum shoreline setback is 50'. Minimum septic setback from the water is also 100'.

The non-contiguous 88-acre parcel east of the railroad right-of-way is zoned APA Rural Use, which allows for 8.5-acre minimum lot size per principle structure. This portion of the property is subject to a restrictive covenant limiting the future number of principle buildings on this parcel to six. The southern third of the property falls outside the APA Blue Line and is subject to Town of Forestport Planning Board regulations. The minimum lot size is 40,000 square feet with a minimum frontage of 200', 50' front setbacks, 25' rear and side setbacks and a minimum septic tank size of 750 gallons, or 250 gallons per bedroom.

Camp owners on White Lake located north of the main campus have an access right-of-way road across the ownership. There are several reserved right-of-ways in portions of the southern block as well. The Ranger House and all the outbuildings on its 4-acre lot along Route 28 is being retained by RTC and will not be conveyed in this sale. Please contact Fountains for more information.

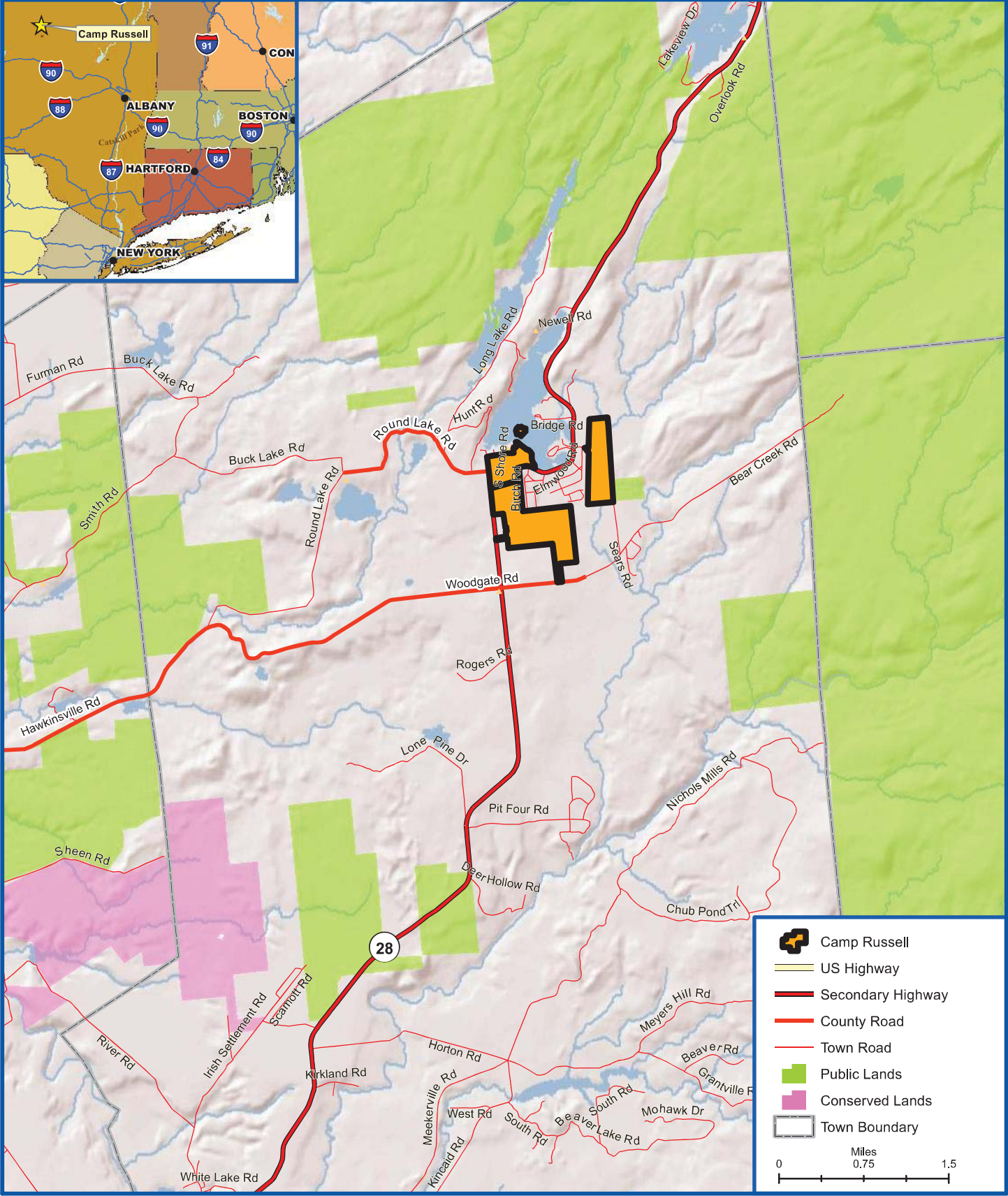
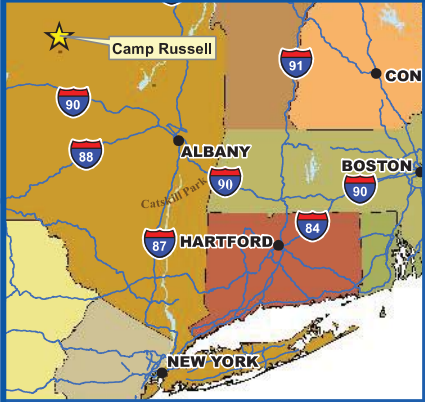
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Table 1 Camp Russell Building Summary

Building Name	Function	Approx. Sq Ft or Dimensn	Electric Service Available[1]	Septic[2]	Heat System[3]	Water[4]	Condition/Comments
Headquarters Pavillion	Office and Camp Director Lodging	1,198 sf	Yes	Yes	Yes	Yes	One story log structure with concrete floor, concrete block foundation, metal roof. Stone fireplace, shower, bedroom, kitchen, propane heat, Sleeps 20 on bunks
Dining Hall	Dining	3,328 sf	Yes	Yes	Yes	Yes	T shaped building with large open dining area and commerical kitchen. Seats 200, sleeps 50 on mattresses. Stainless steel appliances, 10 x 16 walk in cooler, grill, ovens, commercial hot water heater, staff bathroom.
Fager Health Lodge	Health/Lodging	1,040 sf	Yes	Yes	Yes	Yes	26 x 40 woodframe building on a concrete slab with propane furnace, wood stove, fireplace, one and a half baths. Occassionally rented out to groups for lodging. Sleeps 21 on bunks, water at outside pump
Trading Post/Scoutmaster Lounge	Store and Lodging	2,464 sf	Yes	Yes	Yes	No	28 x 88 one story building with concrete floor - divided into three sections including trading post, program center and scoutmaster lounge. Propane space heaters, sleeps 14, rented to outside groups, massive stone fire place
Museum	Memorabilia	468 sf	Yes	No	No	No	18 x 26 two story wood frame building that was original scout camp built by Mr. Russell. Staff living quarters on second floor
Pole Barn/Shop	Storage/Shop	2,704 sf	Yes	No	No	No	26 x 104 pole frame storage building in base camp area. 20 x 26 enclosed shop on one end, half the building has concrete floor, with the other half being dirt.
Chapel	Chapel	n/a	No	No	No	No	Open-sided, A-frame structure located near the shore of White Lake
Boathouse	Boat Storage	462 sf	No	No	No	No	Wood frame building with metal roof; lifeguard stand on the top of the building, built on wood piers along the beach
Waterfront Staff Cabin	Lodging	n/a	Yes	No	No	No	Small cabin on the shore of White Lake used to lodge staff
Staff Cabins/Shower/Latrine	Lodging/Bathing	n/a	Yes	Yes	Yes	No	A cluster of x staff cabins just north of the dining hall, with a staff shower house and latrine. Latrine has flush toilets in summer but not during winter months.
VIP Cabin	Lodging	288 sf	Yes	No	Yes	No	12 x 24 wood frame building with board and batten siding built on piers along the shoreline, electric heat and shingle roofing
Coolis Cabin	Lodging	308 sf	Yes	No	Yes	No	14 x 22 one story wood frame cabin on concrete slab
Camping Areas	Tent Camping	n/a	No	Yes	No	Yes	Lean tos, tent sites, latrines in the northern quadrant of the property with showers and latrines
Mattress Storage Building	Storage	n/a	No	No	No	No	Small woodframe building with a metal roof built on a slab used to store spare mattresses
Pump House	Water	432 sf	Yes	No	No	Yes	12 x 36 building which houses pumps, chlorinator, two 3,000 gallon tanks
Dan Richards Pavillion	Dining	288 sf	No	No	No	No	12 x 24 pole frame pavillion located in conservation area - southeastern quadrant of the campus with a log lean to.
Trappers Cabin	Lodging	252 sf	No	No	No	No	14 x 18 rustic log cabin with a stone fireplace located just north of conservation area. Sleeps 10 in loft and bunks, woodstove fireplace insert, nearby latrine
Rifle Range	Shooting	1,568 sf	No	No	No	No	20 x 40 pole frame building with enclosed storage; 16 x 48 pole frame pavillion providing a covered shooting range.
Gun Storage Building	Shooting	n/a	No	No	No	No	Small, locked storage building used for storage of guns.

Locus Map
Camp Russell
321 Tax Acres
Forestport, New York

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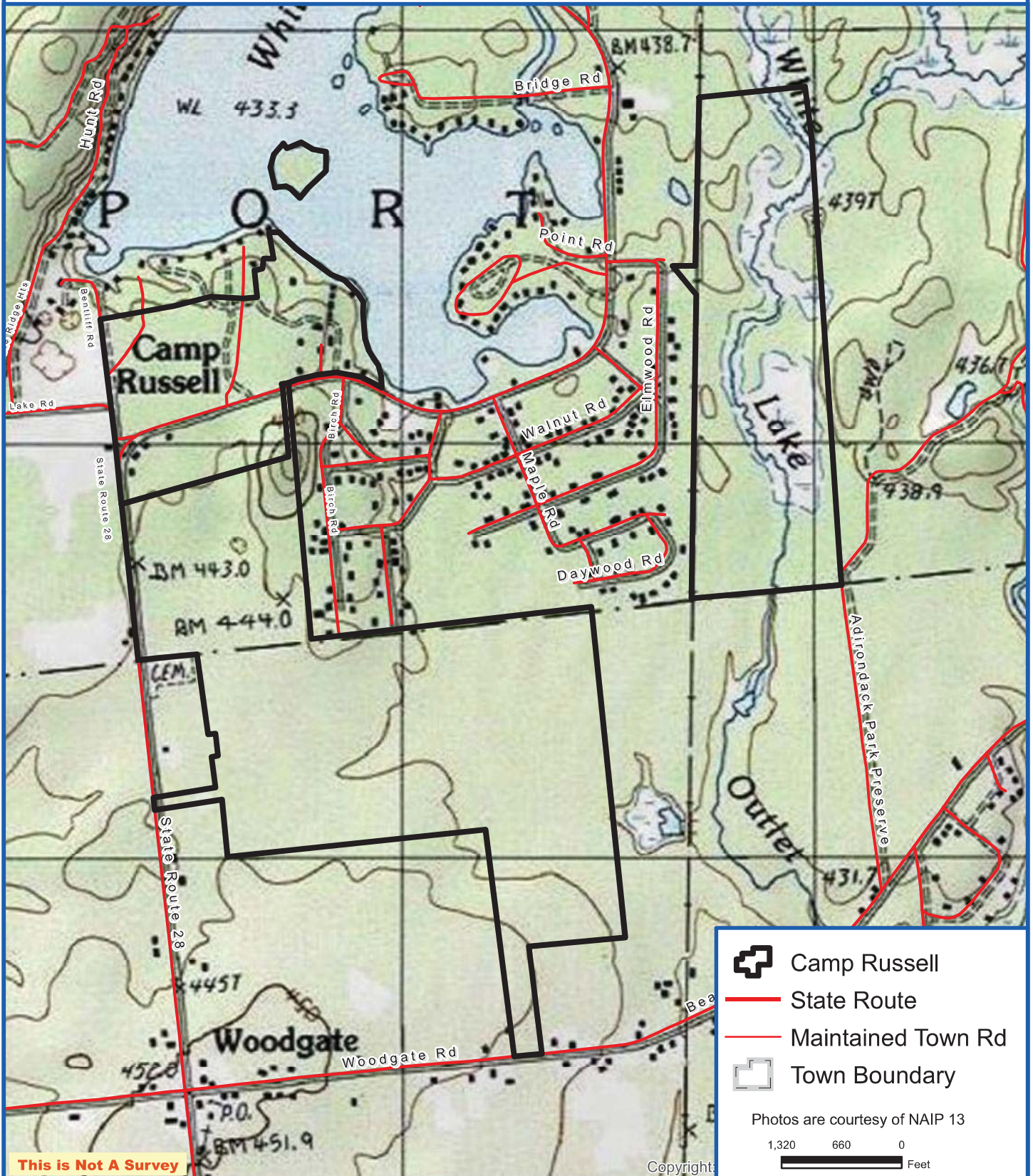


Camp Russell

321 Tax Acres

Forestport, Onieda County, New York

fountains



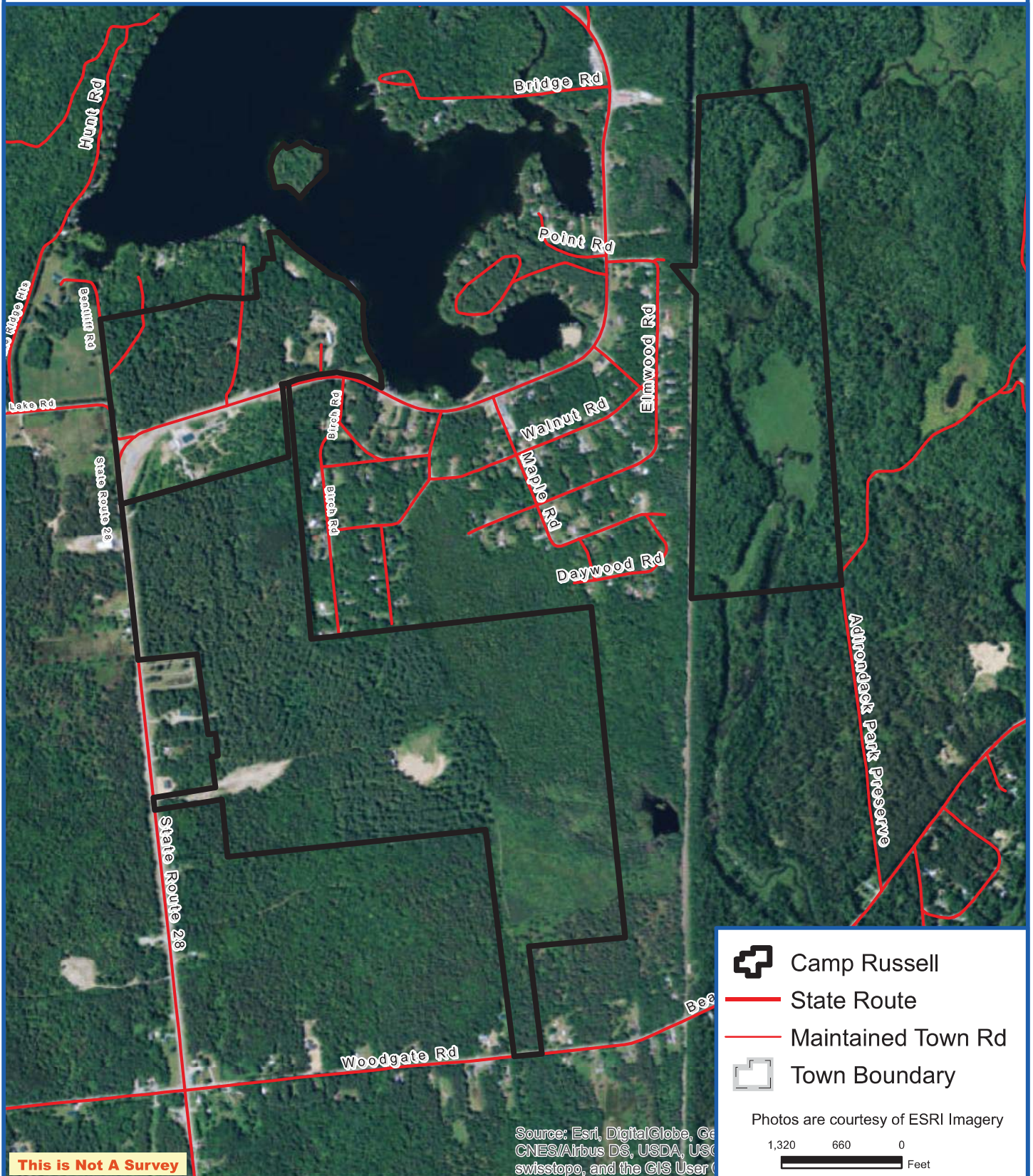
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NYS GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the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



Camp Russell

321 Tax Acres
Forestport, Onieda County, New York

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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 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: _____