

SYLVAN FALLS

A classic Adirondack multiple-use property, featuring over two miles of St. Regis River frontage, the beautiful Sylvan Falls, a spectacular waterfall near a town road for home building, with a large rolling landscape for recreational pursuits.



***1,459 Tax Acres
Hopkinton, St. Lawrence County, New York***

Price: \$975,000

PROPERTY OVERVIEW

The property is well suited to those seeking a large, forested landscape with river frontage and a fantastic waterfall, supported by asset appreciation from a well-stocked, long-term timber resource.

Property highlights include:

- Attractive location in the northern Adirondack foothills, situated at the edge of a transitional zone between expansive forestland tracts and the St. Lawrence River valley;
- Two plus miles of river frontage on the West Branch of the St. Regis River and sole ownership of Sylvan Falls;
- Easily accessible along town maintained roads;
- Home or cottage site(s) possible near Sylvan Falls and the West Branch of the St. Regis River;
- Well-stocked timber resource with high-quality stems perfectly positioned for future growth and appreciation.



Aerial view of Sylvan Falls which is entirely located on the property, nearby to a town maintained road providing easy access for a potential homesite within walking distance of the falls.

LOCATION

The property is in the town of Hopkinton (population 1,077), a rural, primarily forested area of the northwestern Adirondacks, historically called the “south woods.” This area is quite rural, with scattered homes and camps along the town roads. To the south are large forestland tracts. The closest community is Parishville, located 6 miles to the north. The larger community of Potsdam is 14 miles northwest. Potsdam is home to SUNY Potsdam and Clarkson University. Potsdam is considered the cultural and educational center of the region. Potsdam is also home to Damon Field, a municipal airport that is open to the public. Burlington, Vermont is a two-and-a-half-hour drive to the east, and Montreal, Quebec is a two-hour drive to the northeast.



The property's gentle landscape is seen here with Adirondack high peaks in the backdrop.

ACCESS

The property has two access points. West of the river, access to the large portion of timberland is from the town maintained White Hill Road, where a gated woods road originates. Once on the land, the road runs 2 miles east towards the river. A secondary road, 1.75 miles in length, heads north along the river, providing more than adequate access to the river and future forest management needs. Numerous logging trails run throughout the land, most well suited to hiking, skiing, and ATV use. From the east, access is along the town maintained Sylvan Falls Road. The road runs parallel to the river, and a short trail to the river ends at a flat section of ledge rock ideal for picnics and viewing the river.



Sylvan Falls Road, just beyond the waterfall. The river runs along the road in this location with one of the lease camps in this area.

PROPERTY TAXES & TITLE

Property taxes in 2020 are \$14,192.18. The property **IS NOT** enrolled in New York State's Real Property Tax Law, 480-a, which significantly reduces the annual tax burden. The property is wholly within the Adirondack Park and is classified as "Rural Use" by the Adirondack Park Agency. This classification allows for an average lot size of 8.5 acres per principle structure.

The property is referenced on the Town of Hopkinton tax maps 93.001-2-7 (26.0 acres), 93.001-2-8 (55.7 acres), 93.002-1-23 (1.9 acres), 93.003-1-11 (77.0 acres), 93.003-1-12 (116.9 acres), 93.003-1-13 (138.1 acres), 93.004-1-2 (429.7 acres), and 93.004-1-6 (614.0 acres). The Warranty Deed is recorded in Book 940 Page 1099 in the St. Lawrence County Clerk's office.



Beaver meadow centrally located on the property.

SITE DESCRIPTION

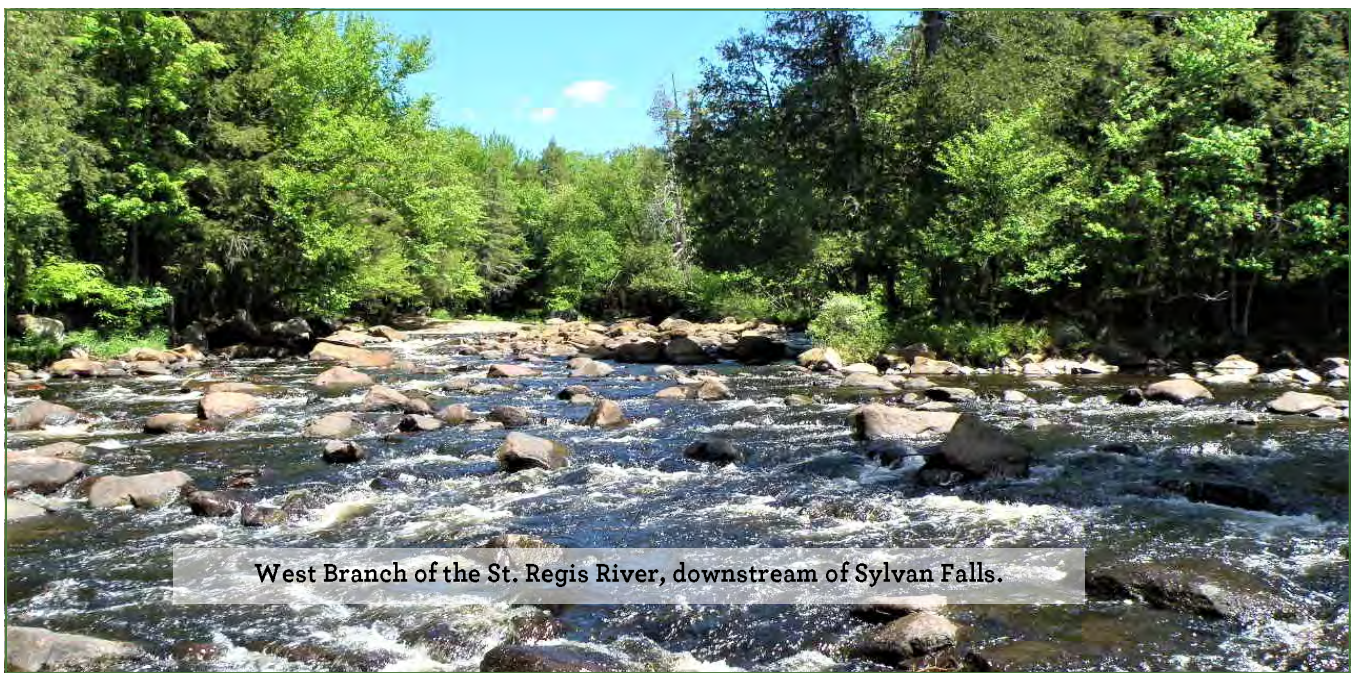
The property's most defining attribute is Sylvan Falls and its ± 2.25 miles of frontage along the West Branch of the St. Regis River. The West Branch of the St. Regis River originates in the Saranac Lake Region of the Adirondacks, running nearly 75 miles before emptying into the St. Lawrence River. The southern 0.75 miles of river frontage occurs on both sides of the river. Above Sylvan Falls, the river is flat water great for paddling and fishing. Below Sylvan Falls, the river is a beautiful, fast-moving stream. The elevation change at the falls is approximately 25 feet making for a spectacular scenic attribute. A small island splits the river at the falls. A series of small bridges allow walking access to the island and the river's western side just above the falls. Nearby is Sylvan Falls Road, the perfect location to build a home or seasonal cottage, in view and close enough to hear the rivers rushing waters. The West Branch of the St. Regis River is classified as a "recreational river" by the Adirondack Park Agency in this area.



Upper section of Sylvan Falls to the west of the island which is accessible from the western or eastern access roads.

The property's terrain is generally quite gentle, with rolling terrain. A few small hills represent the highest points within the property at approximately 1,310' ASL. The low end of the property is where the river exits the property at an elevation of 985'. This rolling terrain is typical of the Adirondack foothills region.

The entire property is forested except for a few small clearings along the internal access roads and a few wetland areas with semi-open water created by beavers. Soils are primarily well-drained and productive, as evidenced by species indicators such as trillium, basswood, and sugar maple.



West Branch of the St. Regis River, downstream of Sylvan Falls.

TIMBER RESOURCE

Timber harvesting has taken place on the tract for many years. The majority of the forest is a northern hardwood type with mixed softwoods along the river and in lowland areas.

A young, well-stocked timber resource offers a mix of early successional forest and mid rotational poles and sawtimber benefitting from favorable species composition and high stem quality—desirable attributes for a long-term, multiple-use forestry perspective.

Species composition includes a mix of quality northern hardwoods dominated by maple, birch and cherry with common softwood associates of hemlock, spruce and fir. Regeneration within the hardwood is most notably yellow birch, a desirable hardwood species, making up much of the younger age class.



Young stand of well established high quality birch and maple stems.

No timber inventory is available at this time.



Fountains Land 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.



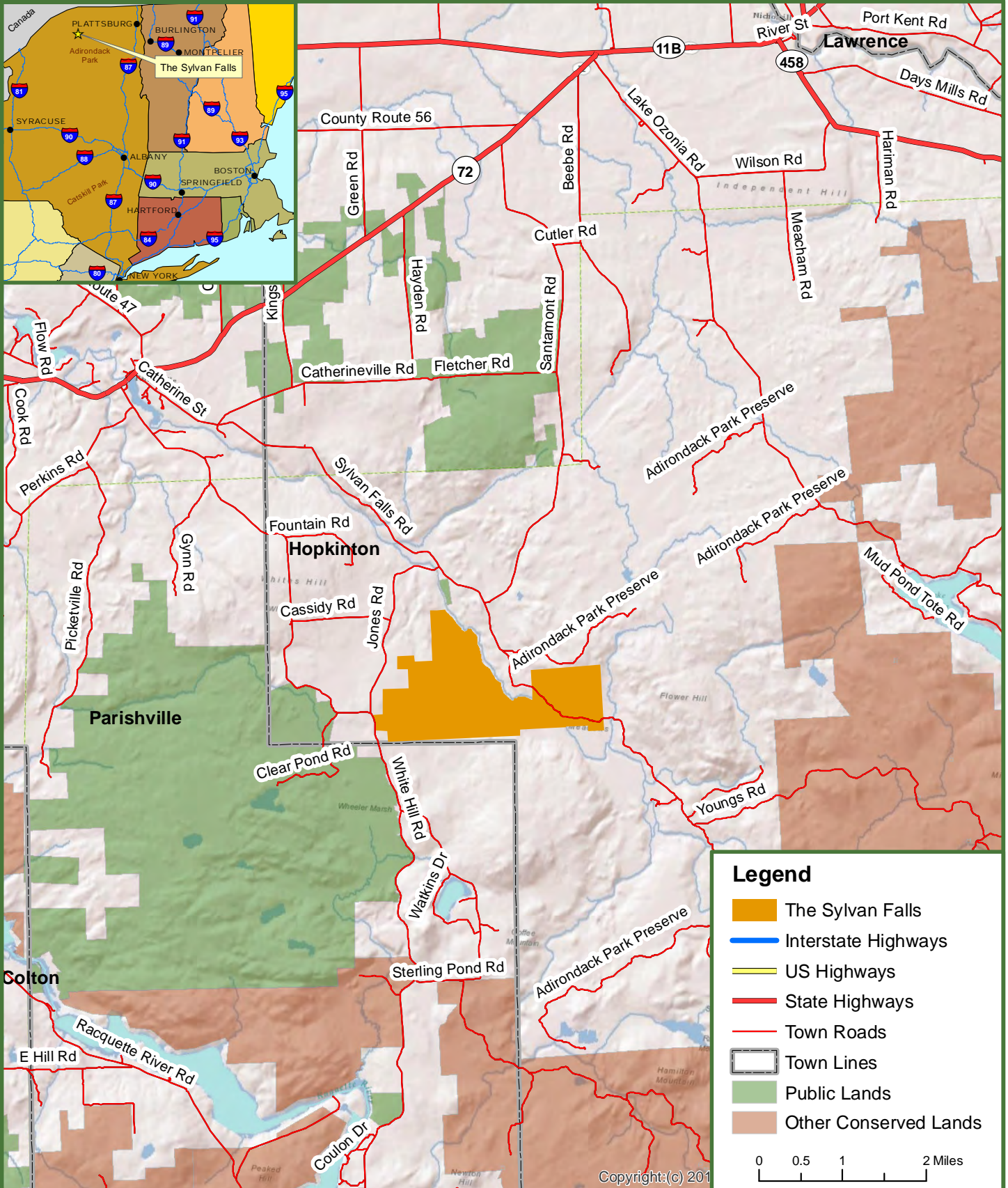
Locus Map The Sylvan Falls

1,459.3 Tax Acres

Hopkinton, St. Lawrence County, NY



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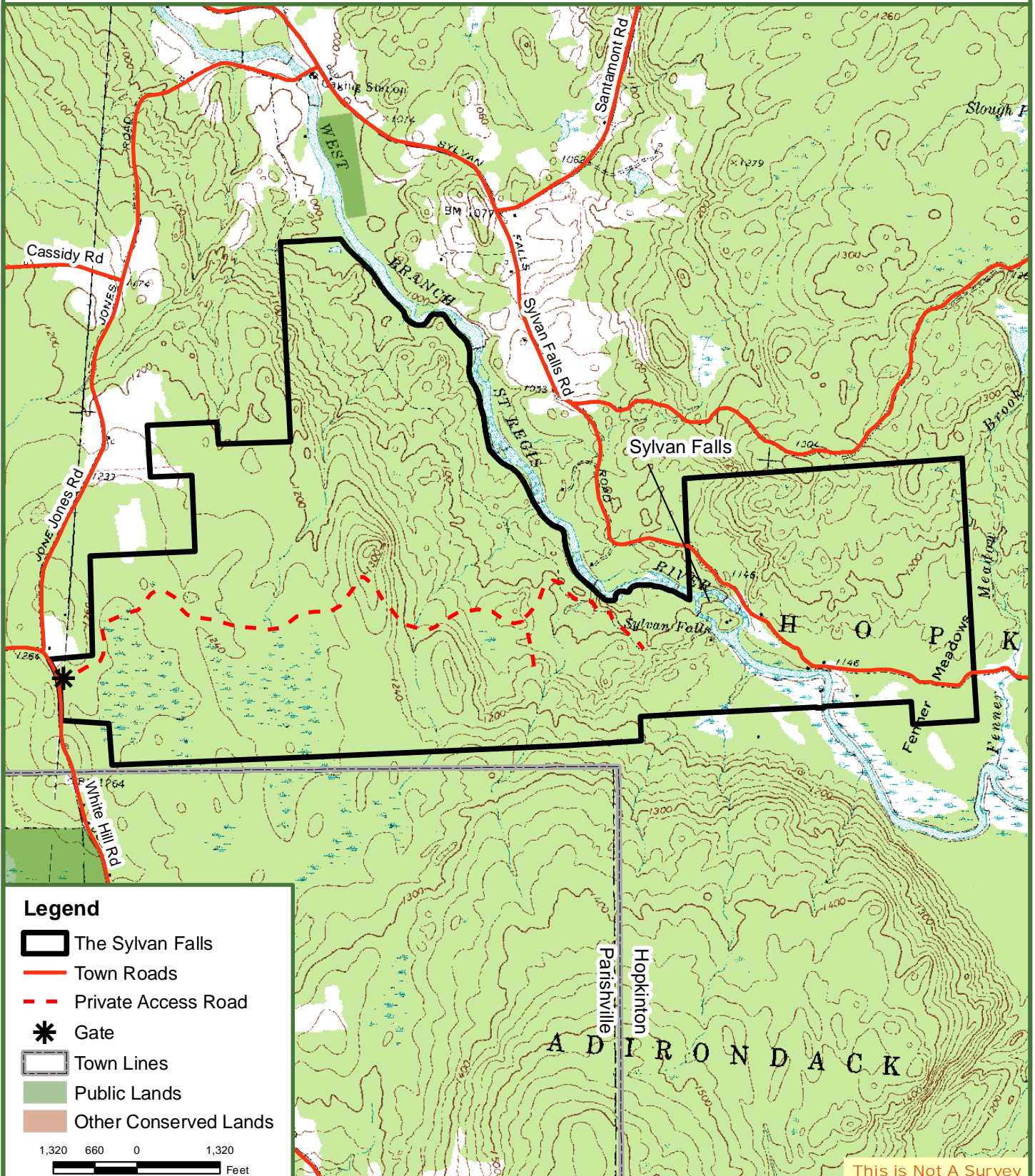


The Sylvan Falls

1,459.3 Tax Acres
Hopkinton, St. Lawrence County, NY



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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

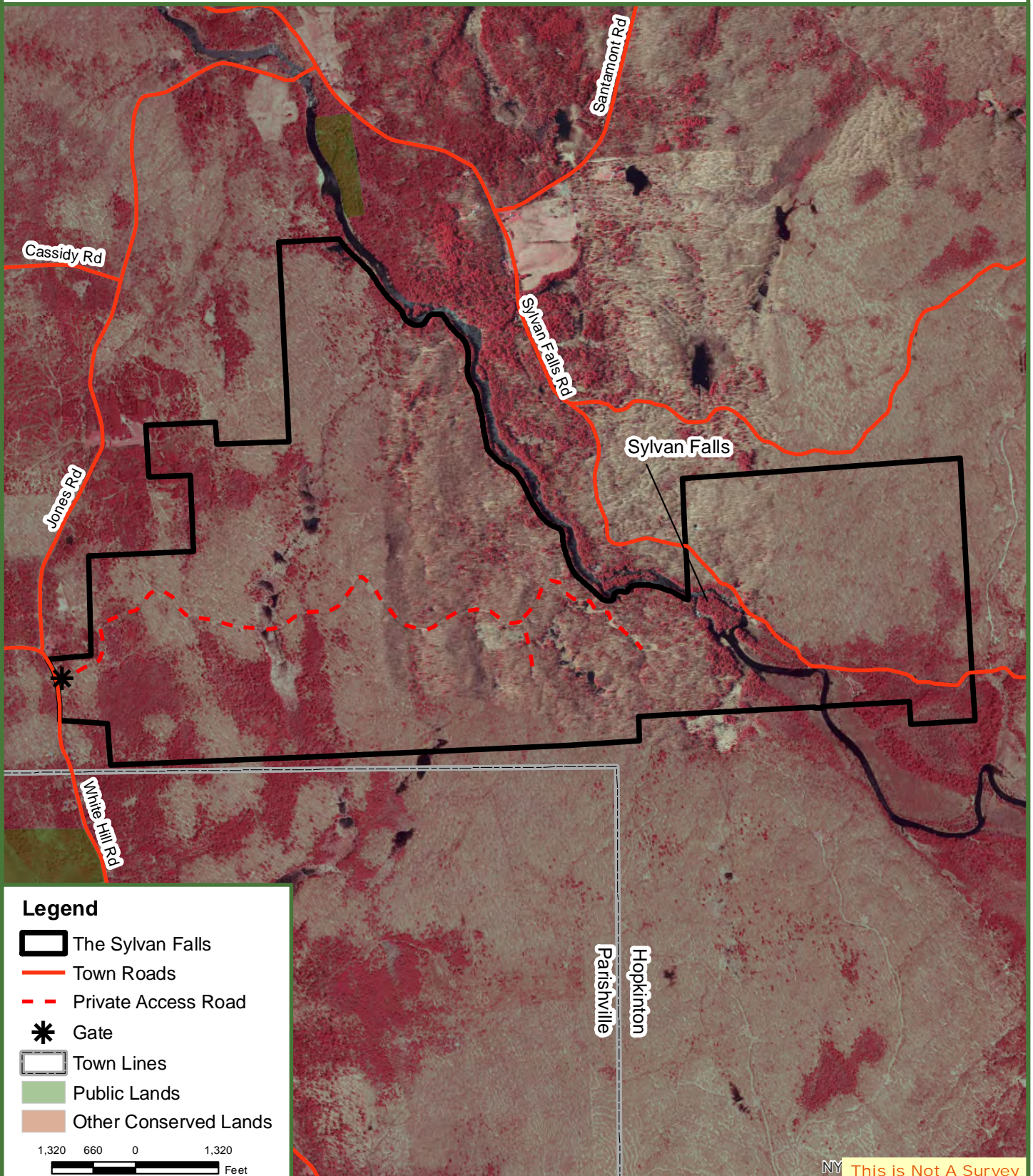


The Sylvan Falls

1,459.3 Tax Acres
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Legend

- The Sylvan Falls
- Town Roads
- Private Access Road
- Gate
- Town Lines
- Public Lands
- Other Conserved Lands

1,320 660 0 1,320
Feet

NY This is Not A Survey

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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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 Tom Gilman (print name of licensee) of Fountains Land Inc.
(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: _____