

# **CEDARLANDS SCOUT RESERVATION**

**New York, United States**

**1,774 Hectares/4,383 Acres approximately**



**A stunning and historic Adirondack Mountains property of pristine lake waters, well-managed timber and an extensive base camp facility that is available for the first time in over half a century to a new cycle of stewardship.**

**John Clegg & Co**

Chartered Surveyors & Forestry Agents

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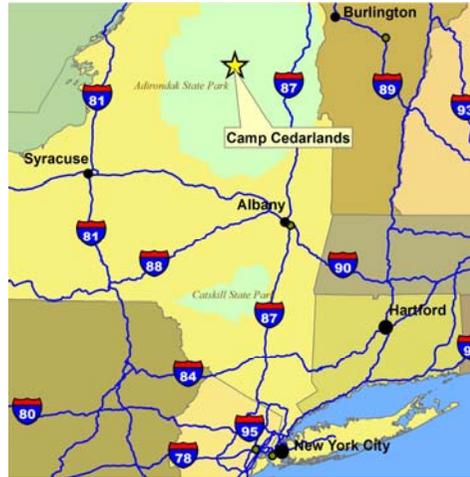
# CEDARLANDS SCOUT RESERVATION

## OVERVIEW

Cedarlands Scout Reservation, a popular Boy Scout camp, is available to the market for the first time in over five decades. The property's expansive scouting campus, two pristine lakes and six square miles of managed timberlands represent a very rare purchase opportunity within the heart of the Adirondack Park.

## LOCATION and ACCESS

The property is in a highly desirable location in the heart of the Adirondack Park in northern New York. The nearby community of Long Lake offers visitors a vintage Adirondack experience including a classic country corner store, popular diner, hardware store, antique shop and an historic hotel. The property is accessible by float plane and is within a 5 hours' drive of New York City, and Boston. A town-maintained road provides access to the scout campus.



Mountain views from the camp waterfront.

acre Mud Pond, with a maximum depth of 7 meters, lies south of the Base Camp and offers excellent fishing, wildlife viewing and quiet boating.

## WATER AMENITIES

The focal point of the property is the stunning McRorie Lake, a 400-acre clear-water lake. The five-and-a-half miles of water frontage are pine and spruce covered and mostly undeveloped. Cedarlands' Base Camp and its beach front sit along the south shore of McRorie Lake, a central location for swimming, fishing, launching boats and enjoying the mountain views. McRorie Lake is reported to be 15 meters deep with an average depth of 3-5 meters. The 60-

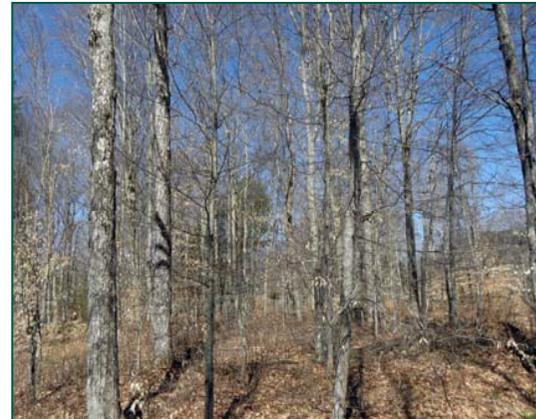
## CAMP FACILITY

Cedarlands Base Camp is outfitted with over 20 buildings within its lake front envelope. The McRorie Building, the 2,300-square-foot main lodge, is the center-piece of the campus with its cathedral ceilings and Adirondack-style architecture and décor. Other central buildings include a provisions building, workshop, outfitters, infirmary, outdoor dining pavilion, various cabins for lodging, a bath house and several storage buildings. From the main campus, a well-developed road and trail network leads to 10 tent site areas as well as the campfire circle, chapel and McRorie Lake waterfront. Another trail leads around the lake into the heart of the undeveloped timberland area. Here, three significant mountain peaks are within the property's bounds from which the views are simply spectacular.



One of the many buildings that make up the group camp facility main campus.

## TIMBER



A typical northern hardwood stand.

Complementing Cedarlands' spectacular lakefront campus are over 1,200 hectares of productive Adirondack forestlands which pave the way for long-term asset appreciation, wealth preservation and periodic harvest income. Cedarlands' naturally diverse, professionally-managed forest resource includes a favorable species composition driven by sugar and red maple, the birches, ash, cherry and spruce/fir. An October 2015 timber inventory revealed a Capital Timber Value of nearly \$2.5 million.

**GUIDE PRICE**  
**US \$3,900,000**

# CEDARLANDS SCOUT RESERVATION

## FURTHER INFORMATION

A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at [america@johnclegg.co.uk](mailto:america@johnclegg.co.uk) noting the name of the property, your name, address and contact telephone numbers.



The waterfront area includes this swimming dock as well as a separate dock for fishing and open space for enjoying the views.

## IMPORTANT NOTICE

This property is being advertised on the John Clegg & Co website. John Clegg & Co have not verified the property details are accurate.



The property's original farmhouse building - recently used for the infirmary and lodging.

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