



EAST POND FOREST
New York, United States
684 Hectares/1691 Acres approximately

One mile of quality water frontage on a private, Adirondack lake and a well-managed sugar maple resource make East Pond a classic waterfront and timberland estate.

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EAST POND FOREST

OVERVIEW

East Pond Forest offers over 1.5 kilometers of high-quality, undeveloped shoreline on a pristine, 28-hectare Adirondack lake. Its compelling waterfront amenity offers a classic family estate opportunity, which is enhanced by the financial and recreational benefits of 6.5 square kilometers of well-managed, northern hardwood timberlands. Families and clubs have been acquiring large tracts of Adirondack land for over 100 years - for hunting, vacationing, asset appreciation, conservation and other similar outcomes. These acquisition goals are still relevant today, and East Pond offers an exceptional purchase opportunity.



LOCATION

East Pond Forest is in the town of Tupper Lake, Franklin County, New York. Surrounding ownerships include multi-generational family estates, long-established hunting clubs and private working timberland ownerships. New York City and Boston are 6 hours south and east, respectively, while Montreal is 2.5 hours to the north.



ACCESS

The forest is accessed by a legally-deeded right-of-way over a private, gated woods road from the east. This non-exclusive right-of-way is shared with neighboring property owners and is passable for sport-utility vehicles during non-winter months. There is also non-deeded, but commonly used, access from the southwest to the same entrance gate.

In addition to secure access, the property also has over 5 kilometers of solid internal roads.

SITE ATTRIBUTES

East Pond is a stunningly scenic, cold-water, brook trout fishery which is 28 hectares large and averages 3 meters deep. A rustic fishing cabin is tucked away on the west end of the pond. This location would serve as a prime site for a future family waterfront estate with east-facing views of the pond to capture brilliant morning sunrises.



East Pond is an ideal brook trout fishery, either from shore or small watercraft.

Surrounding the pond are 6.5 sq km of well-drained hardwood ridges. This significant land base allows for a wide variety of ownership objectives including family estate development, quality deer management, timberland investment, conservation and water quality protection. Additionally, New York State owns the forest surrounding the eastern half of the pond as well as several thousand acres of adjoining, century-old forests. These state lands are protected against future development, so the eastern end of the pond will remain unblemished, and private while recreational opportunities expand well beyond the property's bounds.

TIMBER

East Pond's sugar maple-dominated timber resource has been professionally managed for several decades and is currently managed under the standards of the Forest Stewardship Council's (FSC) certification program. The forest's species composition is 90% quality northern hardwoods. Overall stocking is estimated to be in the range of 14 cords/commercial acre and Capital Timber Value is calculated to be \$,1,052,000. The forest will remain in a low maintenance, high growth mode over the coming decade, with peak timber yields projected in 15-20 years when the bulk of the northern hardwood stands begin to approach financial maturity.



The property's forest species composition is desirable for timber investment purposes.

GUIDE PRICE
US \$1,850,000

EAST POND FOREST

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 noting the name of the property, your name, address and contact telephone numbers.



An existing hunting cabin is set on the western shore. It would make a fine guest cottage once a larger home is built.

IMPORTANT NOTICE

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



Near the cabin, there are easy spots for taking small boats in and out of the lake.

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