

POKE-O-MOONSHINE FOREST

New York, United States

132 Hectares/326 Acres approximately

A conveniently located Adirondack recreational and timber investment property just south of the iconic Poke-O-Moonshine Mountain.

John Clegg & Co

Chartered Surveyors & Forestry Agents

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POKE-O-MOONSHINE FOREST

LOCATION and ACCESS

Poke-O-Moonshine Forest is in the southwest corner of the Adirondack Park in northern New York. Known for its tall peaks and many rivers and lakes, the area is a popular recreation destination. A 1.5-hour drive takes you to Montreal to the north or to Burlington, Vermont, to the east across Lake Champlain. New York City and Boston are 5.5 hours south and east, respectively.

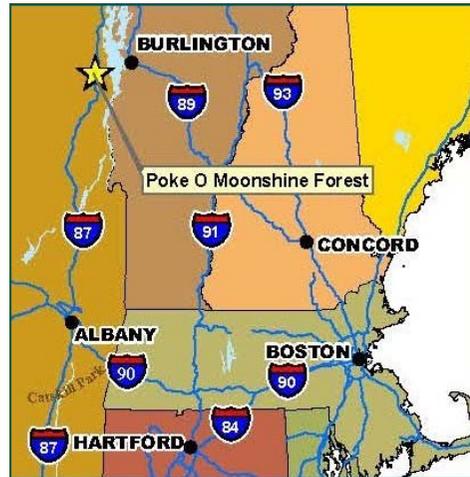
Access to the property is gained by 823 meters of paved, year-round road frontage along a state highway. From here, a well-maintained, gated, private gravel road extends into the heart of the land before exiting on the property's western boundary.

THE MOUNTAIN

The property is located just south of Poke-O-Moonshine Mountain, a prominent peak with an easily recognizable, sheer granite face. People have been drawn to Poke-O-Moonshine Mountain for centuries. The Algonquins called the mountain "Poqhuis moosie", which translates to "place of the broken smooth rocks". For the Algonquin, the mountain was an iconic landmark, a natural travel funnel and a place of diplomatic gathering. Today, Poke-O-Moonshine Mountain is known for its incredible rock and ice climbing opportunities and nesting (?) peregrine falcons. From the state trailhead just 2.5 kilometers from the property, a moderate 4 kilometer hike brings you to a fire tower where commanding views of Lake Champlain and Adirondack peaks can be enjoyed.



Poke-O-Moonshine Mountain as seen from Route 9 near the property.



DESCRIPTION

The property lies in a gently sloping bowl just south of the famed mountain. The land slopes from west to east, so the terrain along the access road climbs gradually higher as you travel into the property. Site attributes include a scenic, year-round stream, localized mountain views to the north, several private locations for a future camp, and 1.3 square kilometers of cover and food for whitetail deer, turkeys, and a host of non-game species.



Open areas along the access road would be convenient locations for a weekend cabin.

TIMBER

Poke-O-Moonshine's productive working forest resource is highlighted by a red oak, white pine and northern hardwood timber resource that can be managed for a variety of ownership objectives. Most of the property (94%) is commercially viable. Species mix is driven by red oak and white pine, each of which represent 20% of the total stocking. Other key species include red maple, sugar maple, yellow birch, aspen, hemlock, cedar and spruce.



Recent shelterwood treatment.

The most recent timber harvesting activity occurred in 2006, when most of the acreage was either thinned or received a second stage shelterwood treatment to encourage new forest regeneration. Most white pine stems are in the small to medium sawtimber size class and most oak and hardwood stems are in the large pole to small sawlog distribution. Based upon a 2008 forest management plan, Fountains Land's rough estimate of Capital Timber Value is around \$500/acre.

GUIDE PRICE
US \$239,000

POKE-O-MOONSHINE 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.



The craggy face of Poke-O-Moonshine Mountain where rock and ice climbers enjoy practicing their skills.

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 mixed wood forest can support a variety of ownership goals including recreation and forest management

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