

## MIDDLE SPRITE FOREST

*An island of private ownership surrounded by forever wild NY State Preserve Land with legal access; this Southern Adirondack parcel offers a one-of-a-kind opportunity with seasonal camp potential.*



**100 Tax Map Acres  
Stratford, Fulton County, New York**

**Price: \$75,000**

## LOCATION

Middle Sprite Forest is a unique woodland retreat property situated along the southern reaches of the Adirondack Park within the town of Stratford, Fulton County, New York. An historic “corridor” to the central Adirondacks, this scenic area features expansive forests, clear lakes, and small communities well-known for their textile-milling heritage.

Fulton County is well served by the NY State Thruway (Interstate 90) which is located 25 minutes to the south and facilitates access to major Northeast US population centers.

The property is located approximately 12 miles west of the cities of Johnstown and Gloversville, where numerous shopping and dining amenities are available. The Great Sacandaga Lake is situated 30 minutes to the east near the village of Mayfield, while Caroga Lake is located 12 miles to the east. Situated 50 miles to the east is the capital city of Albany, NY, which offers an international airport and major medical facilities. New York City and Boston are located 3.5 hours south and east respectively.



**The property offers strong cabin options with moderate terrain and direct access to Forest Preserve lands.**

## ACCESS/BOUNDARIES

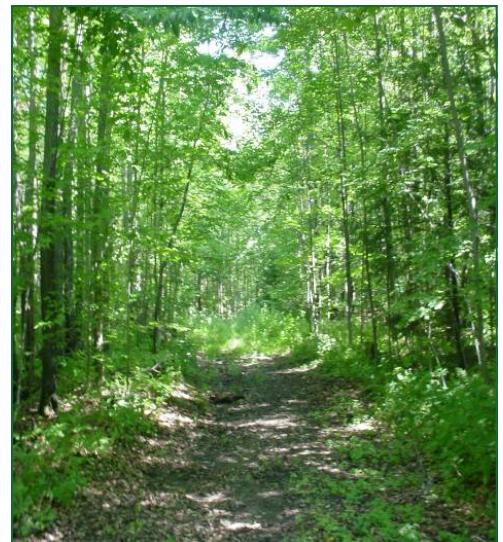
Entry is provided by a private gated gravel road that originates at County Route 119 and extends 2,500' to the property's southwestern corner. This deeded seasonal access road crosses NY State-owned Ferris Lake Wild Forest and has historically been used for forest management and recreational activities. The road has a good gravel base and crosses moderate terrain; making it currently suitable for most high clearance SUV vehicles.

Immediately upon entering the property, a small clearing appears near the southwestern corner of the tract, offering a secluded location for an off-grid cabin site. From this point, a logging trail extends north for an additional 2,500' across the tract's gentle slopes, providing easy hiking access to the entire property and to state lands to the north. Utilities and services are located along County Route 119 approximately 1.5 miles south of the parcel.

Boundaries in the field appear to be well maintained and exist as red and yellow painted blazes. Total boundary perimeter is 1.83 miles, encompassing 0.16 square miles. The estimate of 100± acres for the property, as well as maps in this report, is based on tax map and deed information. GIS map acreage (based upon GPS field data and photo analysis) indicates 125 acres. These maps are **NOT** survey accurate and thus acreages *may* be unreliable. While maps in this report are believed to be accurate, they should not be relied upon to portray deeded boundary lines in the field.

**Above: County Route 119 links the area to the cities of Gloversville and Johnstown.**

**Below: A gated jeep trail extends from Route 119 to the tract's southwest corner.**



## SITE DESCRIPTION

Highlighting the property's strong recreational retreat options is its direct proximity to the 148,000-acre Ferris Lake Wild Forest. This expansive tract of preserved public land completely surrounds the parcel and thus offers a significant opportunity for a private outdoor retreat that is buffered from future development along all of its boundaries.

The property is situated within the Middle Sprite Creek basin; this meandering year-round stream forms part of the historic Mohawk River watershed. Johnson Vly, a prominent wetland offering a rich diversity of plants and wildlife, lies just to the north of the tract. This unique ecosystem is within a short hike of the parcel and offers outstanding nature viewing opportunities.

The terrain is generally flat to moderately sloped throughout much of the land. Entering from the access road into its southwest corner, the elevation climbs slightly through well-drained hardwood sites before leveling off and remaining gentle throughout the remainder of the tract as it extends toward its northern boundary.

Soil conditions are variable, with moderately drained sites occupying the southern half of the property and generally wetter soils occupying the northern half of the tract. Elevations range from 1,545' above sea level (ASL) near the southern boundary to 1,595' ASL in the center area of the parcel.

## PROPERTY TAXES

Property taxes in 2009 were \$2,264, divided between town taxes of \$1,046 and school taxes of \$1,218. The property is **NOT** enrolled in the State of New York's 480-A program, which significantly reduces the annual tax burden and allows for flexible forest management scheduling. For more information about the 480-A tax program, contact Fountains Real Estate or the Department of Environmental Conservation office located in Ray Brook, NY (518) 879-1283. The property is owned by Big S Ranch, LLC, whose deed is recorded in the Fulton County Clerk's office, Johnstown, NY in Book 1096, Page 15. Tax Map is Town of Stratford, NY #97.-2-22.

Adirondack Park Agency land use classification is "Resource Management", which allows for an average lot size of 42.7 acres per principle structure. Typically, hunting cabins with a foot print of less than 500 square feet are non-jurisdictional; while single family dwellings and all subdivisions require an agency permit.

**A small seasonal stream that flows through the property.**



**Middle-aged hardwood and softwood stands dominate the tract's forest cover.**

This unique outdoor retreat property offers significant private preserve options which are enhanced by its direct access to the Ferris Lake Wild Forest, a vast expanse of state lands which completely surround the property and span over 148,000 acres to the north.



## FOREST RESOURCES

The property's diverse timber resource consists of a mix of middle-aged hardwoods and softwoods which can be managed to meet numerous ownership objectives, including wildlife, recreation, and long-term timber returns. Generally, softwoods dominate the species composition, with key species including eastern hemlock, red spruce, and balsam fir. Associated hardwoods include the maples, birches and beech.

The forest is comprised of two general timber types: pole-sized northern hardwood stands growing on productive, moderately drained soils located in the southern third of the property (approximately 40 acres) and dense softwood stands associated with moderate to poorly-drained soils lying in the northern two-thirds of the property (approximately 85 acres).

Within the hardwood stands, the basal area (a measure of stand density) averages 60-70 ft<sup>2</sup>/acre, a level indicative of stands that will remain in a "free to grow" state over the coming years. Stem quality is average and the current diameter sizes and species composition provide for sound long-term timber value appreciation. The last harvest was conducted roughly 6-8 years ago, and, under sustainable forestry guidelines, the next commercial entry can be anticipated within the next 15 years.

The softwood stands consist primarily of pole-sized eastern hemlock and spruce/fir, with various northern hardwoods comprising the remainder of the forest canopy. The average basal area ranges from 90-110 ft<sup>2</sup>/acre, a level indicating fully-stocked conditions. Stem quality is average, and site productivity is variable, with more favorable growing conditions located on better drained soils. The dense softwood cover offers attractive aesthetics and provides critical winter food and cover for wildlife species like whitetail deer, grouse and snowshoe hare.

No timber inventory is available at the present time.

**Hardwood stands (top and middle photo) are located on well-drained sites associated with the southern third of the property, while softwood stands (bottom) occupy the northern two-thirds of the tract and provide key habitat for local wildlife like deer, grouse and snowshoe hare.**

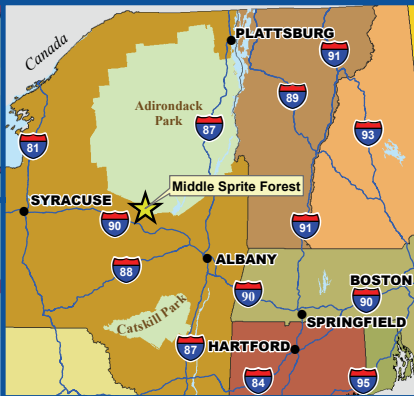
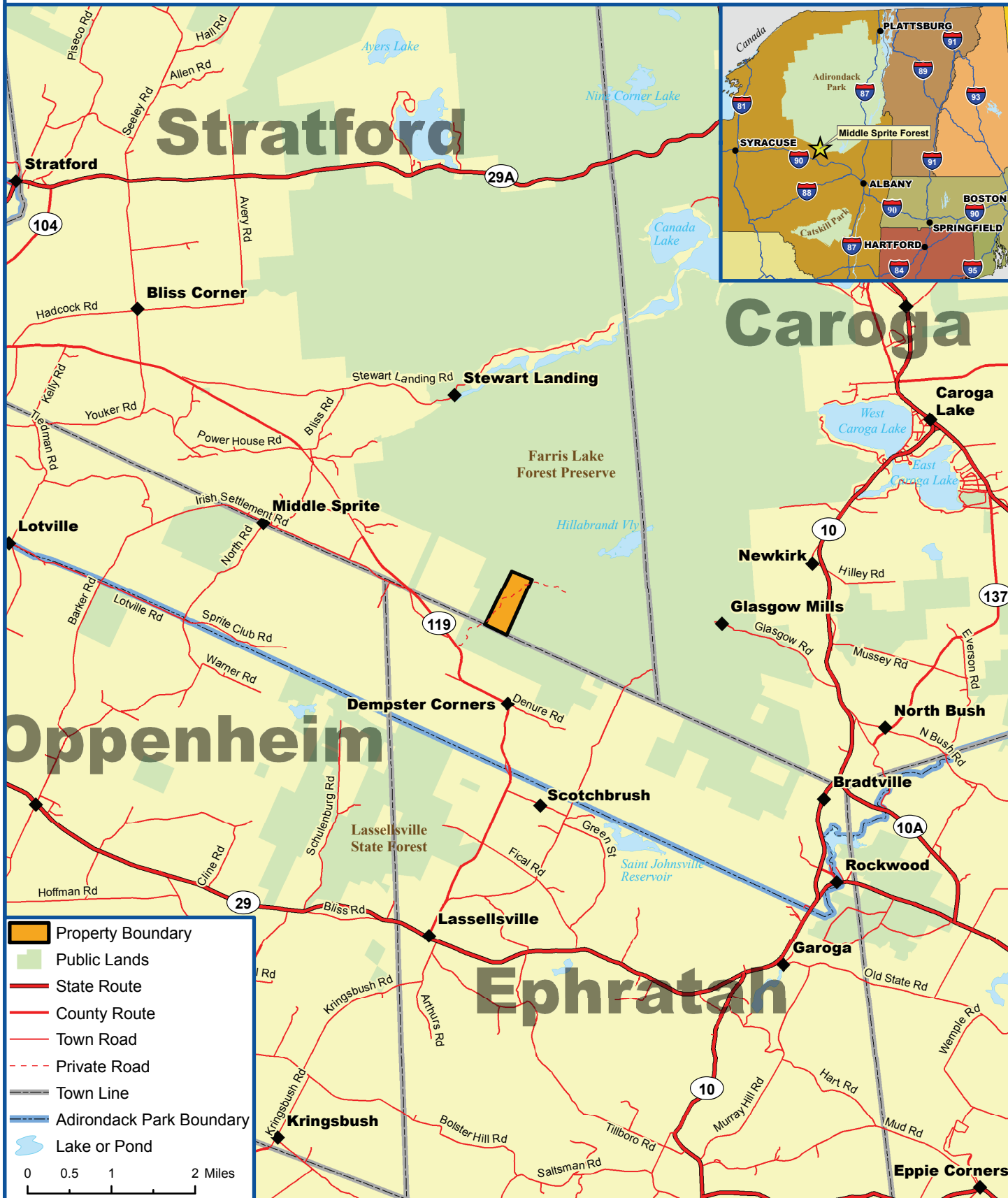


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# Locus Map

## Middle Sprite Forest

125 GIS Acres  
Stratford, Fulton County, New York



- Property Boundary
- Public Lands
- State Route
- County Route
- Town Road
- Private Road
- Town Line
- Adirondack Park Boundary
- Lake or Pond

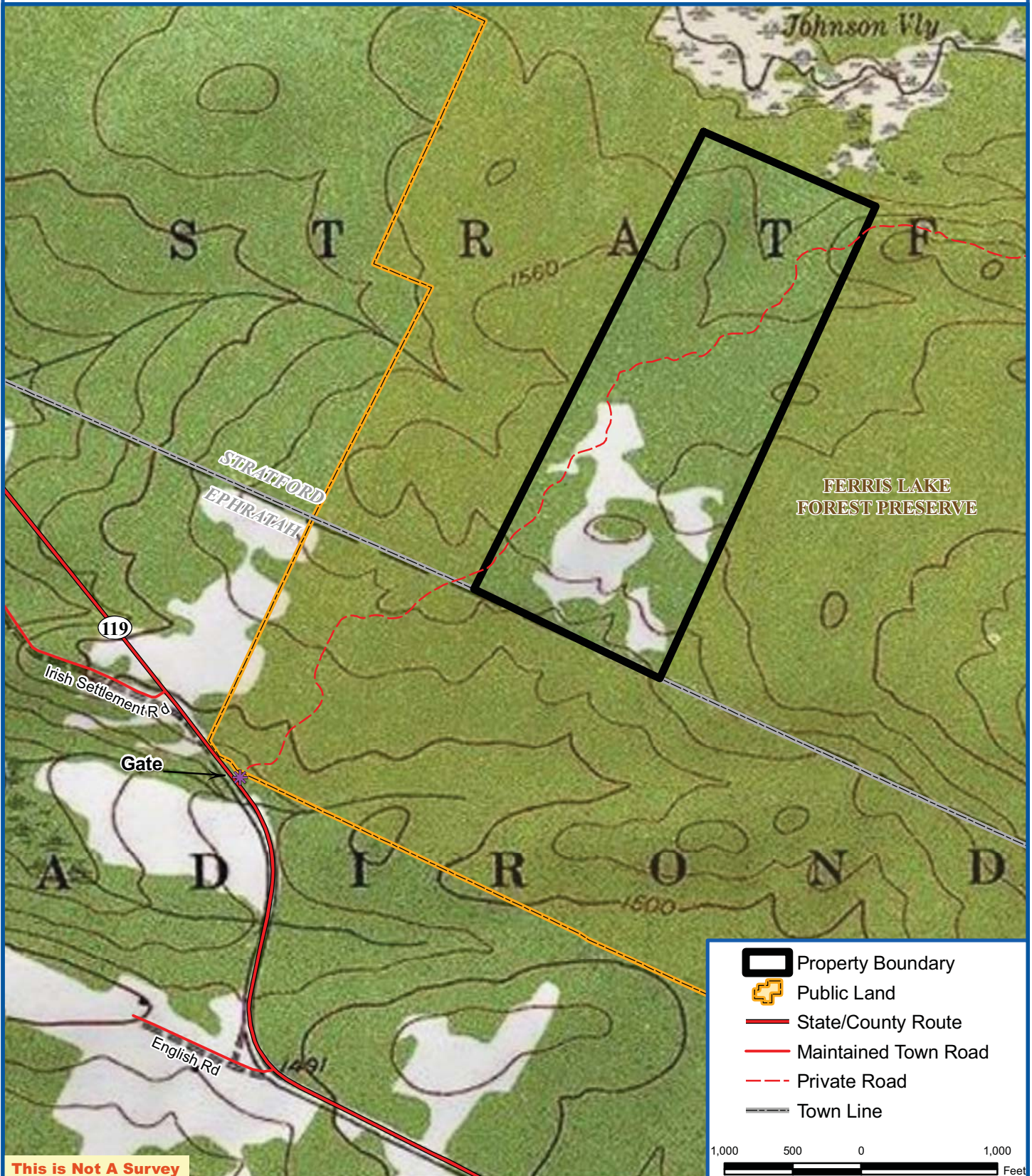
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125 GIS Acres  
Stratford, New York

fountains



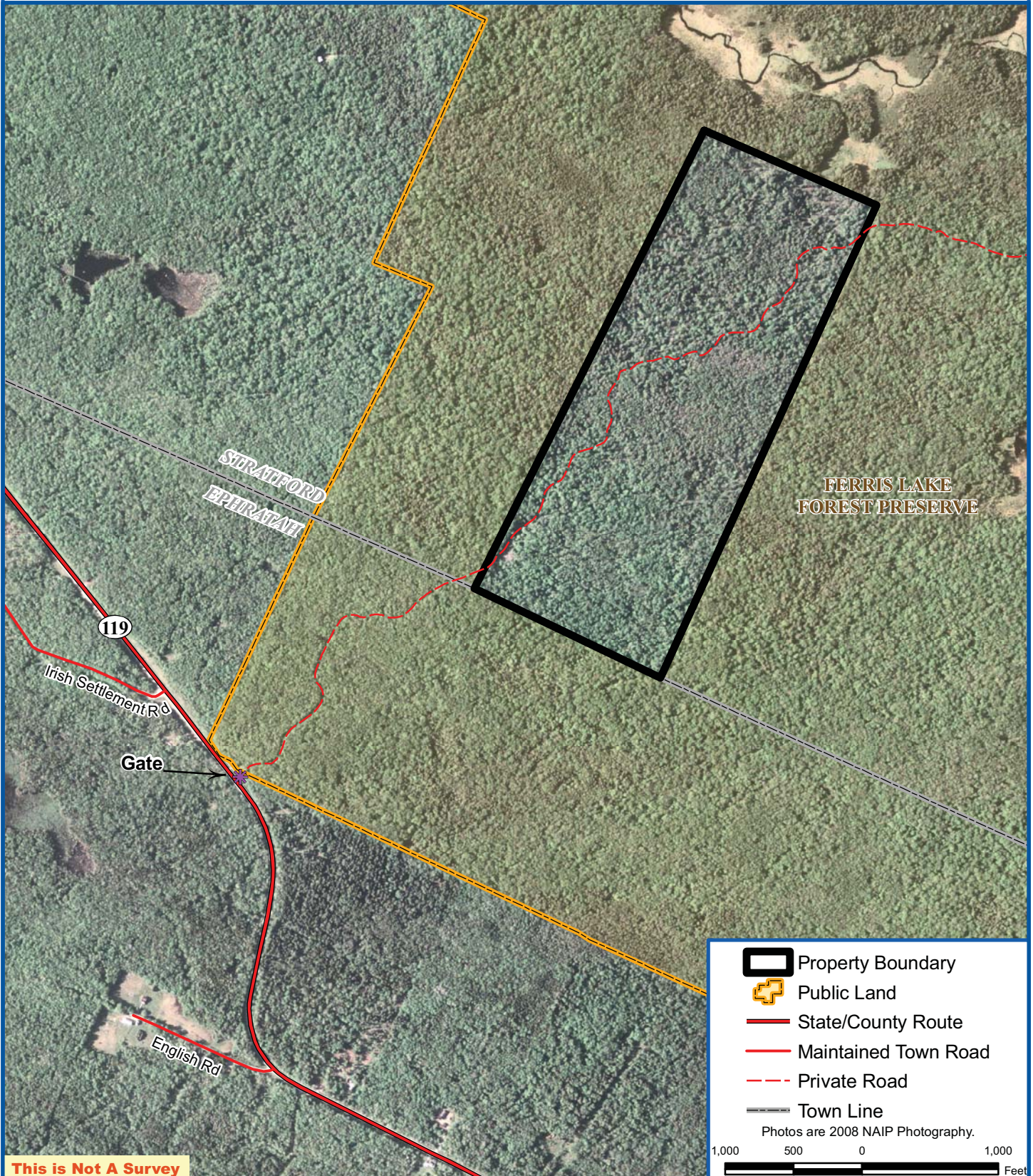
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