

McGinnity Pond Private Forest
Mud Pond Road
Black Brook, NY 12972

\$2,295,300
3,279± Acres
Clinton County



McGinnity Pond Private Forest
Black Brook, NY / Clinton County

SUMMARY

Address

Mud Pond Road

City, State Zip

Black Brook, NY 12972

County

Clinton County

Type

Recreational Land, Hunting Land

Latitude / Longitude

44.5459 / -73.6398

Taxes (Annually)

10950

Acreage

3,279

Price

\$2,295,300

Property Website

<https://www.landleader.com/property/mcginnity-pond-private-forest-clinton-new-york/34755>



McGinnity Pond Private Forest

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PROPERTY DESCRIPTION

McGinnity Pond Private Forest is an outdoor enthusiast's dream property! Over 3,200 acres of northern Adirondack land with diverse features including; mountain peaks, creek valleys, trout streams, beaver ponds, miles of private roads and ATV trails to ride and unlimited recreational opportunities. A rustic cabin, located just inside the eastern boundary, offers direct access to and a spectacular view of McGinnity Pond. It is a perfect site from which to launch a canoe, kayak, or rowboat for a day on the pond, or to just relax on shore beside a captivating camp fire.

The property is accessed from the Mud Pond Road via a gated, deeded right-of-way, 25 feet in width and approximately 6,700 feet long. The right-of-way is seasonal, but improved such that it can accommodate both passenger autos as well as vehicles and equipment to facilitate forest management activities.

The 500 square foot, wood-framed and sided cabin was built in 2009. It is off-grid and wired for use with an electric generator. A woodstove is the main source of heat and hot water, while propane is the fuel of choice for cooking and refrigeration. The open floor design of the downstairs combines features of a kitchen, living room, and dining area, while the upstairs loft comfortably sleeps 6-8. There is no source of water and 'business' is taken care of in the privy out back!

At ~15-acres in size, McGinnity is the largest and deepest of 10 distinct beaver ponds on the property, most ranging in size from 1.5 to 6 acres, covering 25-30 acres in total. Years of good forest stewardship have resulted in young forest stands of aspen (popple) and white birch, food and habitat favored by beavers, responsible for the current day ponds. The ponds and associated wetlands attract a variety of waterfowl, amphibians and fur bearing species, including an occasional moose, of which there was plenty of fresh sign. Harvesting activities have also contributed to new seedling development and bolstered growth of assorted hardwoods & softwoods to the benefit of ruffed grouse, whitetail deer, black bear, and fisher. Predominant tree species in this region include; red oak, white pine, and native red pine on the southern facing slopes and higher elevations; mixed hardwoods including; maple, ash, beech, basswood, cherry, and birch on the northerly slopes; and spruce, fir, and tamarack around low-lying areas.

The entire property is enrolled in the Real Property Tax Law, Section 480a program. Enrollment involves the creation and long-term commitment to a forest management plan and production of forest products in exchange for a generous reduction in assessment, resulting in lower taxes. The Adirondack region has a robust forest products market, with pulp and paper mills in Ticonderoga and Glens Falls, NY, whole-tree chip market in Burlington, VT, and numerous sawmills regionally and over the border in Quebec, Canada. The local work force involved in the forest products market is significant, with workers employed in logging, road-building, trucking, processing, and other associated businesses. An overview of the 480a Management Plan is found under 'Disclosures' with this listing. A copy of the Plan and Treatment Schedule is available upon request.

A year 'round recreational lease provides \$11,900 in revenue each year to the landowner, more than enough to cover annual taxes. The lease runs from January 1 to December 31 and can be terminated for any reason with 30 days' notice outside of the Big Game Hunting Season. The lessees have a custodial relationship with the owner whereby they maintain forest roads, trails and boundary lines and provide a higher degree of security by patrolling the property.

The property directly abuts the 4,739-acre Terry Mt. State Forest in the Adirondack Park Forest Preserve, with nearly 12,000 feet of common boundary line to the north, which more than doubles the owner's acreage for hunting, fishing, hiking, camping and numerous other recreational activities. The headwaters of the Little AuSable and Salmon Rivers, as well as Palmer and Caldwell Brooks originate on this property. As tributaries to the AuSable River and Lake Champlain, each is an important fishery with significant habitat. Brook trout, bullheads and a variety of panfish are likely the most common fish caught in the ponds and streams on the property.

This is a great area for outdoor enthusiasts any time of the year. McGinnity Pond Private Forest is just minutes from Lake Placid, the Whiteface Mountain Ski Center and the high peaks region to the west. A short drive to the east brings you to the shores of Lake Champlain. Launch your vessel at the Port Douglas boat launch and enjoy your day fishing for a wide range of freshwater fish. The property is located a short drive from Plattsburgh International Airport (~17-miles, 1/2 hour), and is situated between several smaller, regional airports, each a short drive, under an hour away. Proximity to Interstate 87 puts New York City within 5 hours, under 3 hours from Albany, northeast to Burlington, VT in approximately 1-1/2 hours (or take the Port Kent Ferry across the Lake) and 1-3/4 hours from Montreal, Canada. Keesev

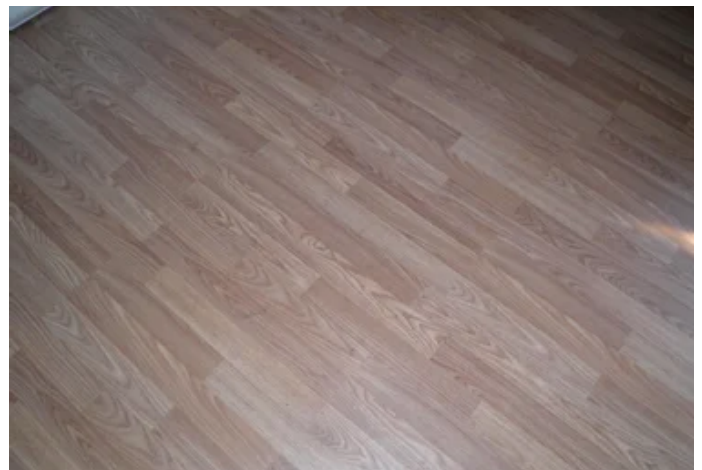


and Plattsburgh, both just minutes away, are the closest local communities where you will find provisions, dining, and other amenities, as well as hospitable local folks ready to lend a hand!

Showings will be conducted by appointment only. Prospective buyers must show proof of funds for cash offers, or provide a prequalification letter from their lending institution prior to visiting the property.



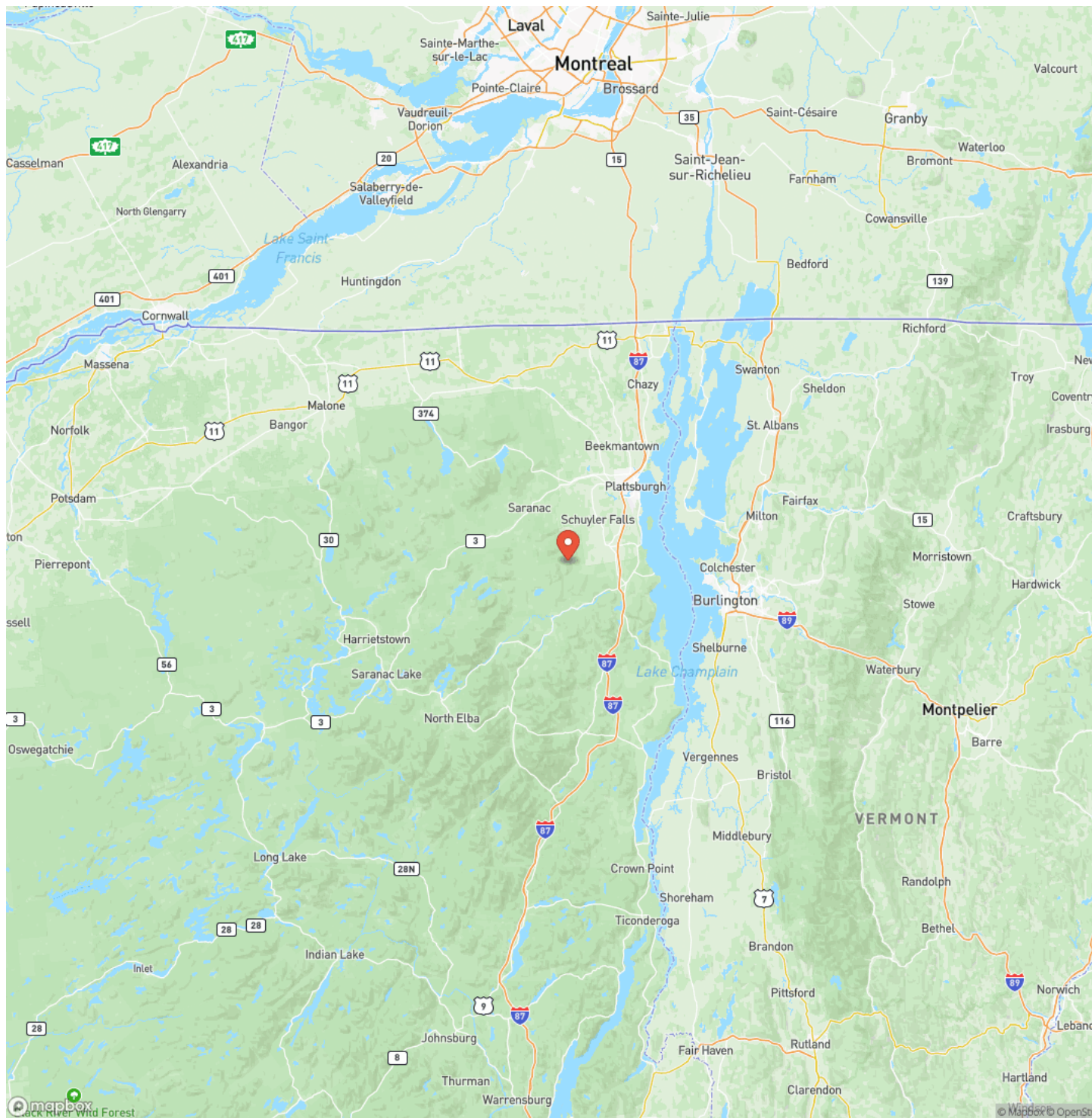
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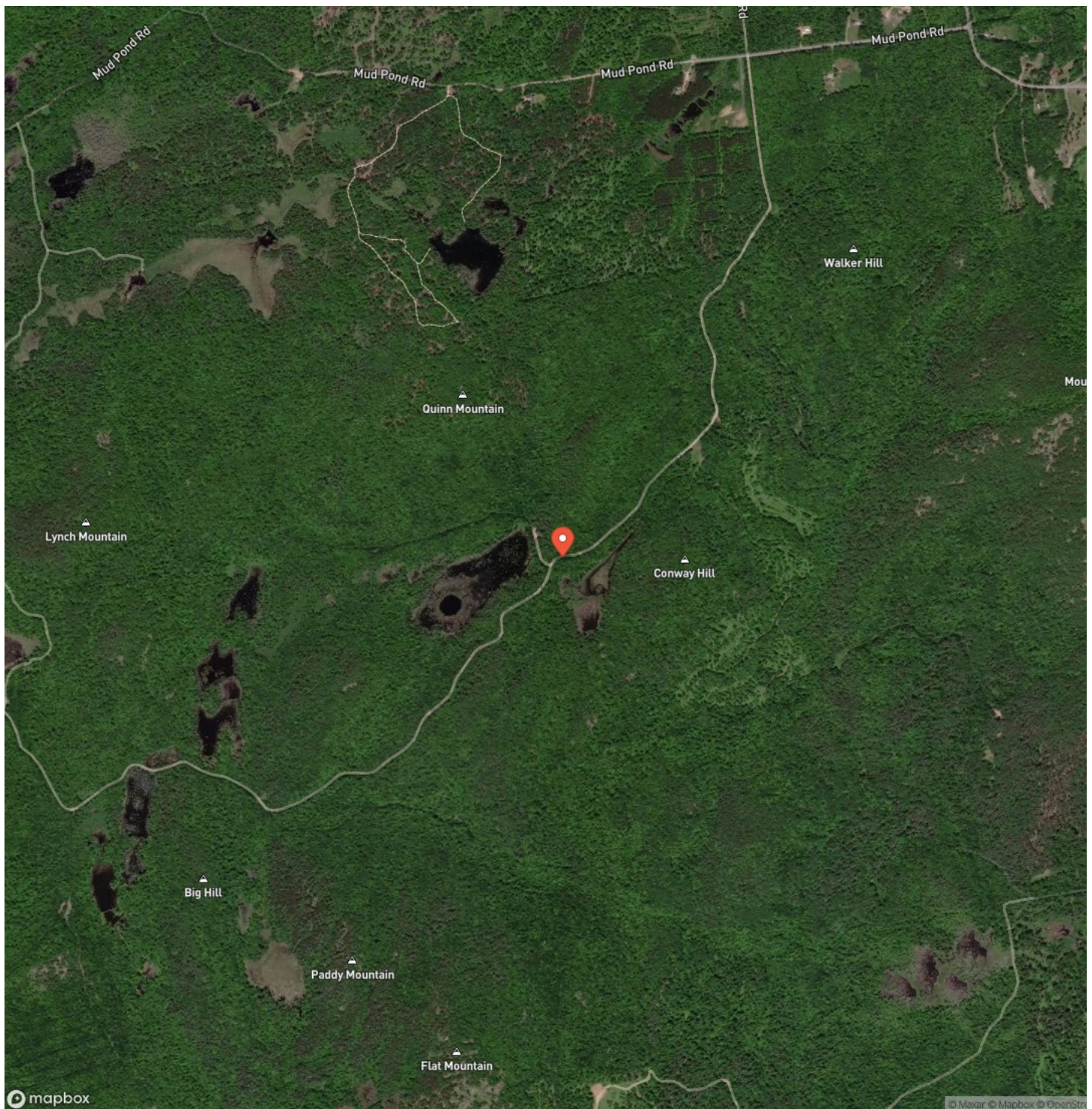
Locator Map



Locator Map



Satellite Map



McGinnity Pond Private Forest Black Brook, NY / Clinton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

TimberlandRealty.net

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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