NEW YORK FORESTLAND INVESTMENT OPPORTUNITY

LAND, TIMBER & RECREATION ASSET WITH GOOD ACCESS, LEASE REVENUE & MAPLE SUGARING POTENTIAL







TAYLOR TIMBER | Fine, NY

686± Acres

$710,000

The Taylor Timber property offers an attractive 686±-acre timberland parcel situated along the east side of Route 27 in the Town of Fine, New York. The property offers strong recreation attributes along with timber investment value and maple sugaring potential. Access is excellent with four-season paved frontage along primary Route 27 and a gated, private network of interior logging roads. The timber resource is composed of northern hardwoods dominated by sugar maple, red maple, black cherry, and white ash. Past harvest entries (2017-2019) have left shelterwood cuts with mature overstory and vigorous regeneration in the understory. A December-2022 timber inventory shows 3.2 MBF sawtimber plus 9.9 cords pulpwood per forested acre. The harvest schedule in the forest management plan (Dec-2023 update) identifies near term cash opportunities from group/patch selection cuts in 2027 and overstory removal in 2031. In addition, the maple resource offers 13,000+ potential taps in terrain favorable to gravity fed tubing. A recreational camp lease generates $3,127 annually. The property is enrolled in New York's 480-A forest tax program with 2024 taxes of $2,631. APA land classification is "rural use" which allows reduced intensity residential development with appropriate permitting. Proximate to Orebed Creek State Forest, Star Lake (15 minutes), Canton/Potsdam (30-40 minutes), and Syracuse (2 hours). Please contact LandVest to arrange for a property tour.

For additional information or to schedule property tours, please contact:

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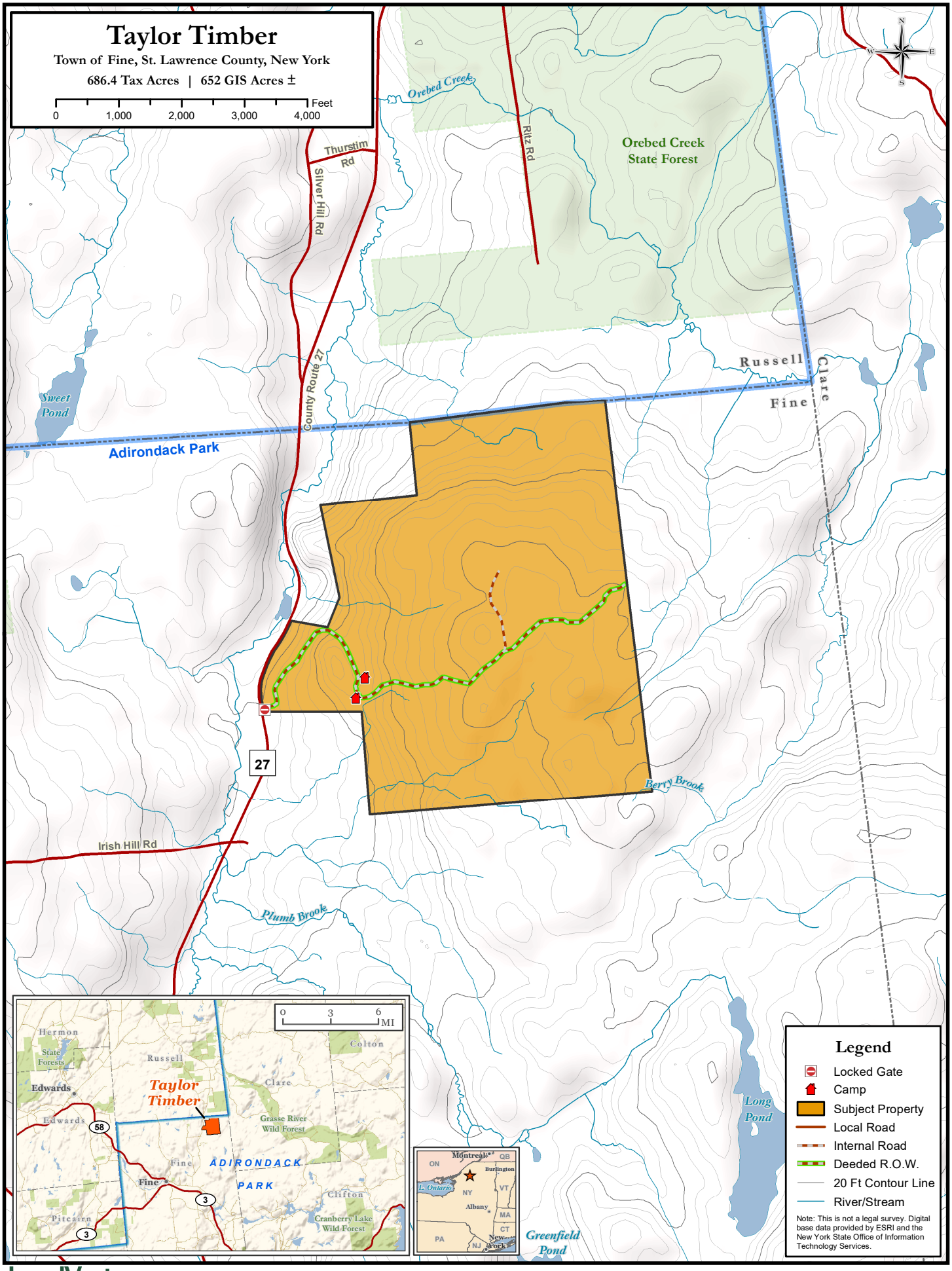

Taylor Timber
Town of Fine, St. Lawrence County, New York
686.4 Tax Acres | 652 GIS Acres ±
0 1,000 2,000 3,000 4,000 Feet
N
W
E
S
Orebed Creek
Ritz Rd
Orebed Creek State Forest
Thurstim Rd
Silver Hill Rd
County Route 27
Russell
Clare
Fine
Sweet Pond
Adirondack Park
27
Berry Brook
Irish Hill Rd
Plumb Brook
Long Pond
Greenfield Pond
Legend
Locked Gate
Camp
Subject Property
Local Road
Internal Road
Deeded R.O.W.
20 Ft Contour Line
River/Stream
Note: This is not a legal survey. Digital base data provided by ESRI and the New York State Office of Information Technology Services.
0 3 6 MI
Hermon
State Forests
Russell
Colton
Edwards
Taylor Timber
Clare
Edwards
58
Grasse River Wild Forest
Fine
ADIRONDACK
PARK
Fine
Clifton
Pitcairn
3
3
Cranberry Lake Wild Forest
Montreal
QB
ON
Burlington
L. Ontario
NY
VT
Albany
MA
CT
PA
NJ
New York

LandVest

TIMBER VOLUME SUMMARY

Taylor Timber Forest

Fine, New York

LandVest

Total Property GIS Acres	654
Productive Forest Acres	622

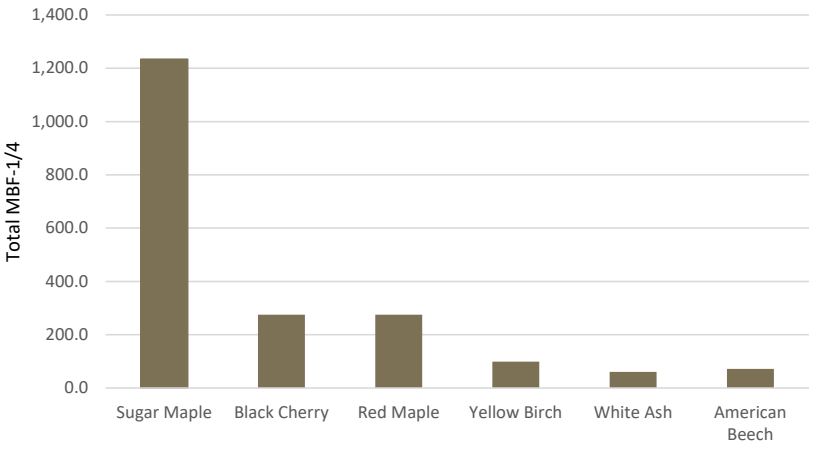
Sawlogs	**Volume MBF**	**%**
Sugar Maple	906	61.3%
Black Cherry	239	16.1%
Red Maple	183	12.4%
Yellow Birch	67	4.5%
White Ash	52	3.5%
American Beech	26	1.7%
Red Spruce	6	0.4%
Total (MBF-1/4)	**1,478**	**100%**

Palletwood	**Volume MBF**	**%**
Sugar Maple	328	60.3%
Black Cherry	37	6.8%
Red Maple	92	16.9%
Yellow Birch	32	5.9%
White Ash	8	1.5%
American Beech	46	8.5%
Total (MBF-1/4)	**543**	**100%**

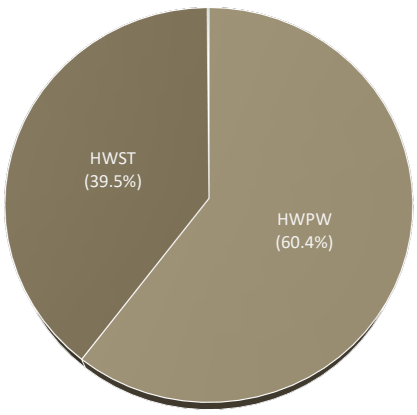
Pulpwood	**Volume Cords**	**%**
Hardwood	6,166	99.9%
Red Spruce	3	0.1%
Total (Cords)	**6,169**	**100%**

Unit	Volume	/Acre
Total MBF	2,021	3.2
Total Cords	6,169	9.9
Gross Cords	10,212	16.4

Total Sawtimber Volume By Species



Product Distribution (% of Gross Cords)



HW Pulpwood ■ HW Sawtimber ■ SW Sawtimber ■ SW Pulpwood

Average per Productive Forested Acre: 3.2 MBF Sawtimber + 9.9 Cords Pulpwood

Disclaimer: The timber volumes presented herein are those provided in a December 2022 timber inventory conducted by LandVest, Inc. Although the information presented herein is believed to be substantially correct, neither Seller nor Seller's Agent warrant the completeness or accuracy of the information contained herein. Purchaser will acquire the property based upon its own evaluation and knowledge. No representations or warranties are expressed or implied as to the property, acreage, timber volume, condition, logging constraints or regulatory limitations. Date: 12/19/22.