Adirondack Forestland with Timber, Recreational & Development Potential

KEEGAN HILL | Franklin County, New York | 175± Acres



Keegan Hill delivers an accessible 175±-acre Adirondack timberland property with opportunities for outdoor recreation, residential development, and timberland investment. The property is accessed via a well maintained right-of-way from the west side of Rock Street, less than a quarter mile from Union Falls Pond. The scenic village of Saranac Lake and Whiteface Mountain Ski Area are within ~16 miles of the property. Lake Placid is just a bit further. The property adjoins the 53,000-acre ± Taylor Pond Wild Forest and is situated in close proximity to many of the key recreational amenities of the Adirondacks high peaks region.

A 2024 timber inventory shows a property carrying 5.4 MBF of sawlogs and pallet with 13.8 cords of pulpwood (24.6 gross cords) per forested acre. An immediate opportunity exists for harvest removals of spruce/fir softwood. Attractive pockets of maple, birch, and cherry add hardwood diversity.

The property is protected by a conservation easement held by the Adirondack Land Trust that encourages ongoing forest management and private recreational uses. A 17±-acre development envelope has been carved out (east of the power line) and allows for construction of a 2,000 sq ft residential structure with additional guest cottage, accessory building, related utilities, and well and septic in service of allowable structures. The property is situated inside the Adirondack Park with an APA-designated land classification of "low intensity" which allows for residential development with appropriate APA-permitting. An October 2024 forest management plan is prepared for potential enrollment in New York's 480A forest tax program, though the property is not currently enrolled in 480A.

Saranac Lake (25 minutes). Lake Placid (35 minutes). Albany (2.5 hours).

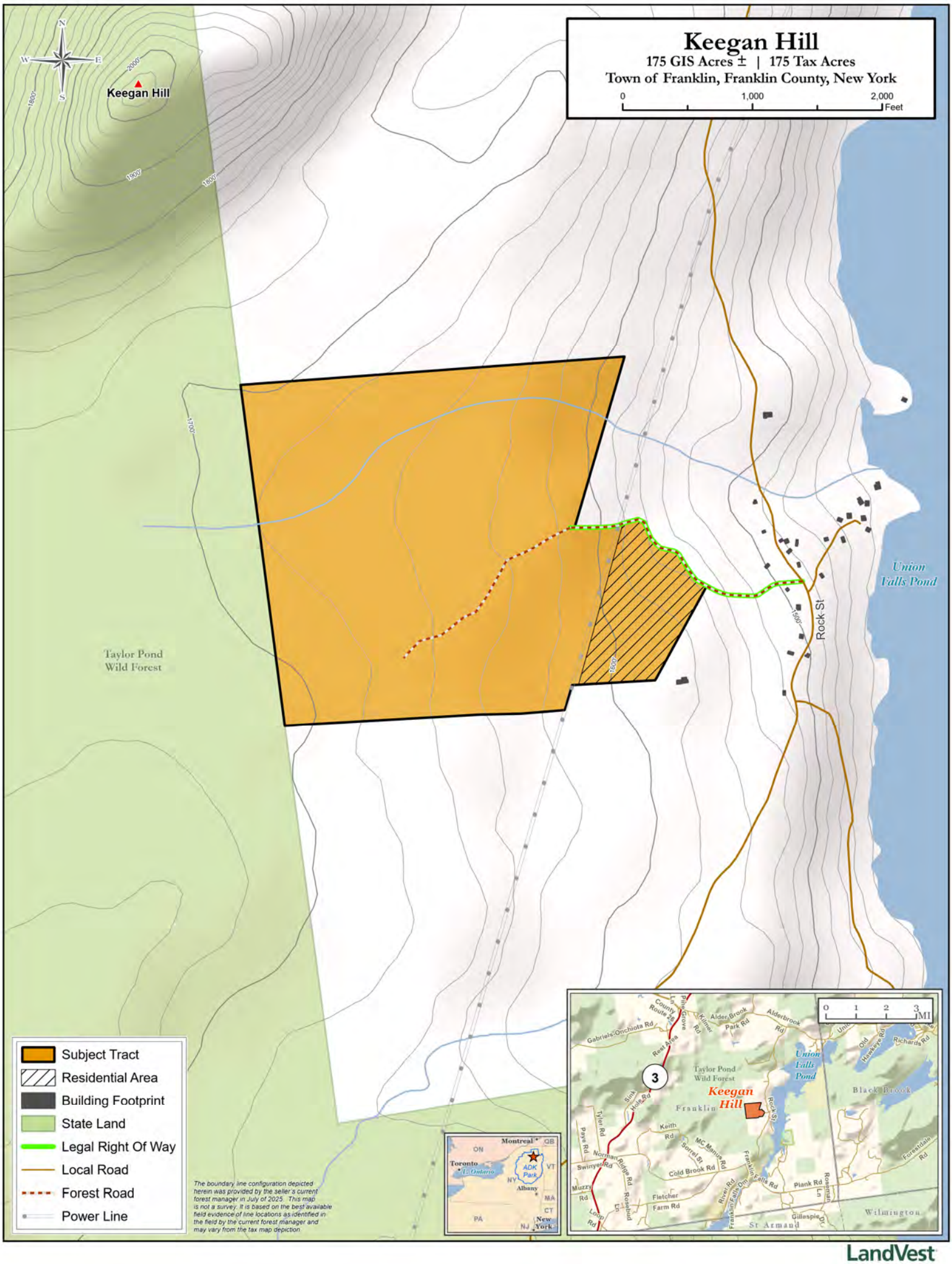
OFFERED AT $198,000

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

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Keegan Hill
175 GIS Acres ± | 175 Tax Acres
Town of Franklin, Franklin County, New York
0
1,000
2,000
Feet
N
W
E
S
Keegan Hill
2000'
1800'
1900'
1800'
1700'
1600'
1500'
Taylor Pond
Wild Forest
Union
Falls Pond
Rock St
Subject Tract
Residential Area
Building Footprint
State Land
Legal Right Of Way
Local Road
Forest Road
Power Line
The boundary line configuration depicted herein was provided by the seller's current forest manager in July of 2025. This map is not a survey. It is based on the best available field evidence of line locations as identified in the field by the current forest manager and may vary from the tax map depiction.
Montreal
QB
ON
Toronto
Lake Ontario
ADK Park
VT
NY
Albany
MA
CT
PA
NJ
New York
0
1
2
3
MI
Gabriels-Onchiota Rd
County Route 42
Alder Brook Park Rd
Alderbrook Rd
Union
Old Hawkeye Rd
Richards Rd
Taylor Pond
Wild Forest
Union Falls Pond
Keegan Hill
Franklin
Black Brook
Rock St
Sinks Holes Rd
Tyler Rd
Keith Rd
Paye Rd
Norman Ridge Rd
Swinyer Rd
Sorrel St
MC Manus Rd
Cold Brook Rd
Franklin Falls Rd
Plank Rd
Forestdale Rd
Muzzy Rd
Roosbud Ln
Fletcher Farm Rd
River Rd
Franklin Falls Dr
Rosemun Ln
Gillespie Dr
Wilmington
St Armand
Loop Rd

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TIMBER VOLUME SUMMARY

Keegan Hill
Franklin, New York

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Total GIS Acres +/-	176
Forested GIS Acres +/-	166
Percent Forested	94%

Sawlogs & Tie/Pallet	**Vol. MBF**	**%**
Spruce/Fir	452	50.4%
Cedar	64	7.2%
Tamarack	34	3.8%
Red Maple	33	3.7%
Aspen	23	2.5%
Yellow Birch	19	2.1%
Black Cherry	15	1.7%
White Pine	13	1.4%
Sugar Maple	10	1.2%
White Birch	8	0.9%
Hardwood Pallet	223	24.9%
White Pine Pallet	3	0.3%
Total Sawtimber (MBF-1/4)	**897**	**100%**

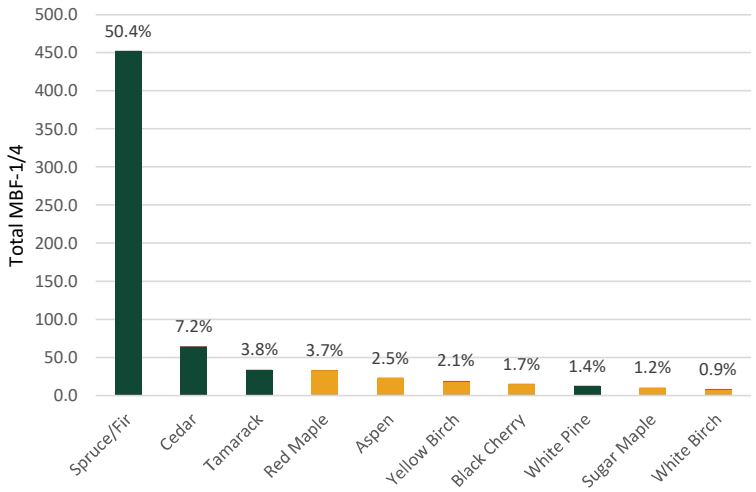
Pulpwood	**Vol. Cords**	**%**
Hardwoods	1,566	68.2%
Softwoods	729	31.8%
Total Pulpwood (Cords)	**2,295**	**100%**

Unit	**Volume**	**PTA / PFA**
Total MBF	**897**	**5.1 / 5.4**
Total Cords	**2,295**	**13.1 / 13.8**
Gross Cords	**32,201**	**23.3 / 24.6**

*PTA per total acre
*PFA per forested acre
*94% forested

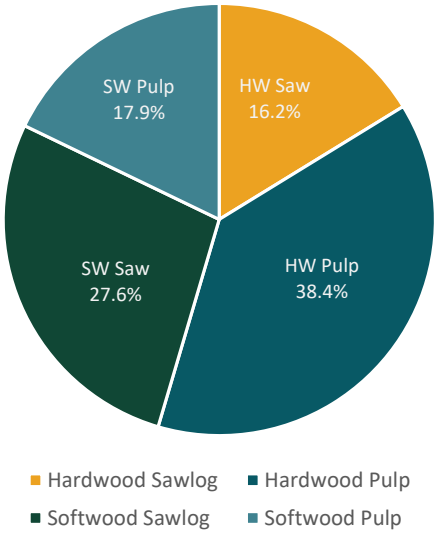
Sawlog Volume By Species

50% Spruce/Fir Softwood



Product Distribution (% of Gross Cords)

44% Sawtimber / 56% Pulpwood



Average per Forested Acre: 5.4 MBF Sawlogs & Pallet + 13.8 Cords Pulpwood (24.6 Gross Cords PFA)

Disclaimer: The timber volumes presented herein are based on a 2024 timber inventory conducted by F&W Forestry. 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: 7/31/25.

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