DRAKE MOUNTAIN

Essex County, New York
2,389± Acres



PROPERTY OVERVIEW

LandVest is pleased to offer Drake Mountain, an exceptional eastern Adirondack property situated just minutes from Keeseville and the western shores of Lake Champlain. This 2,389± acre property offers a diverse suite of opportunities including timberland investment, conservation, recreational uses and potential for rural residential development with appropriate Adirondack Park Agency (APA) permitting.

The property is located in the eastern reaches of Adirondack Park in Essex County, New York. Essex, Keeseville, Peru and Plattsburgh, New York are all within 10-30 minutes of the subject, with year-round ferry service available to Burlington and Charlotte, Vermont.

Interior access from the east side of the property is excellent via a well-maintained right-of-way off Highland Road. There are also two additional rights-of-way serving the northwest side of the property via Mace Chasm Road. An interior network of logging roads and trails support forest management and recreational pursuits throughout the property.



Drake Mountain Forest

INVESTMENT HIGHLIGHTS

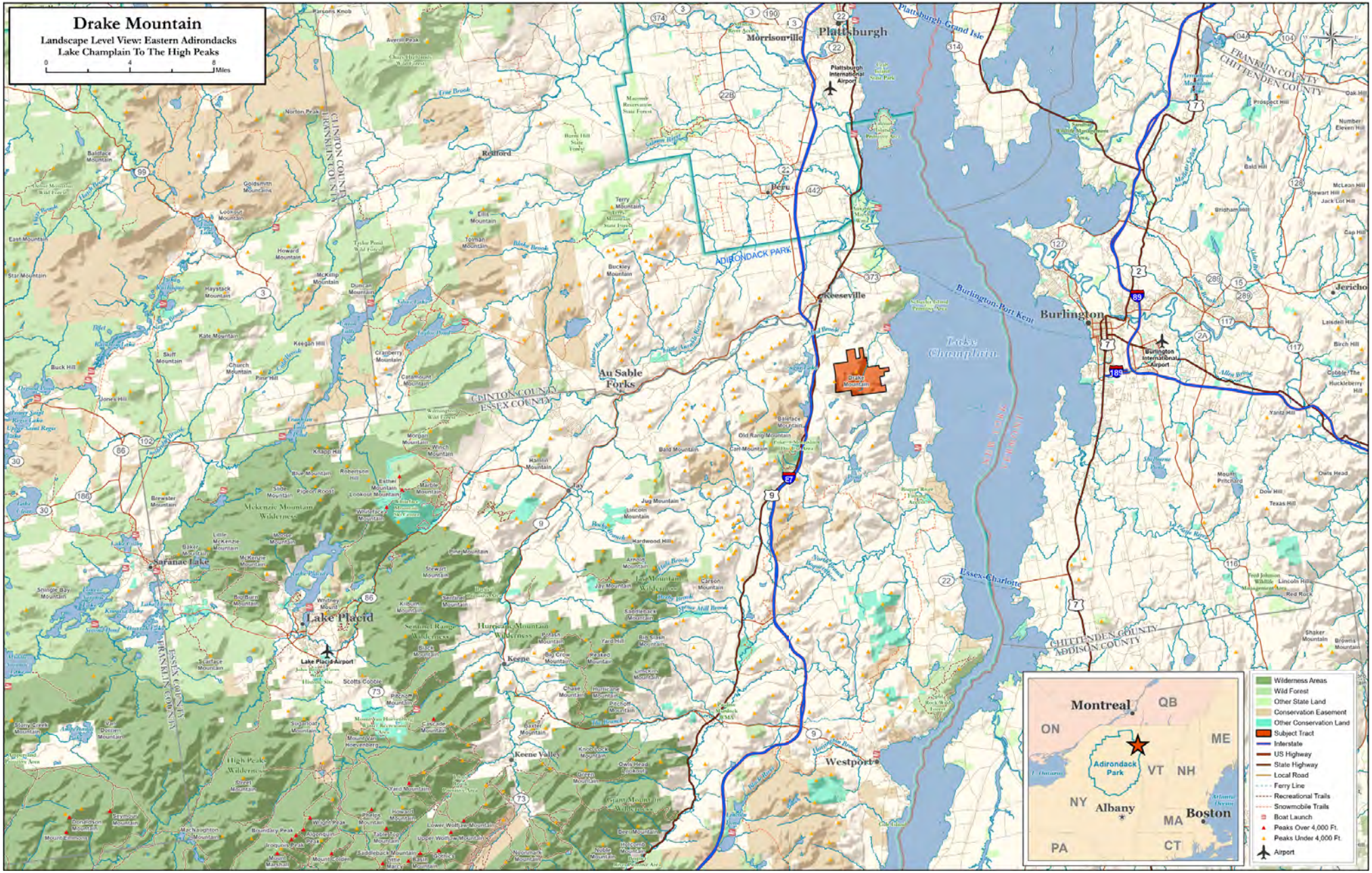
The Drake Mountain property offers several key attributes worthy of specific mention:

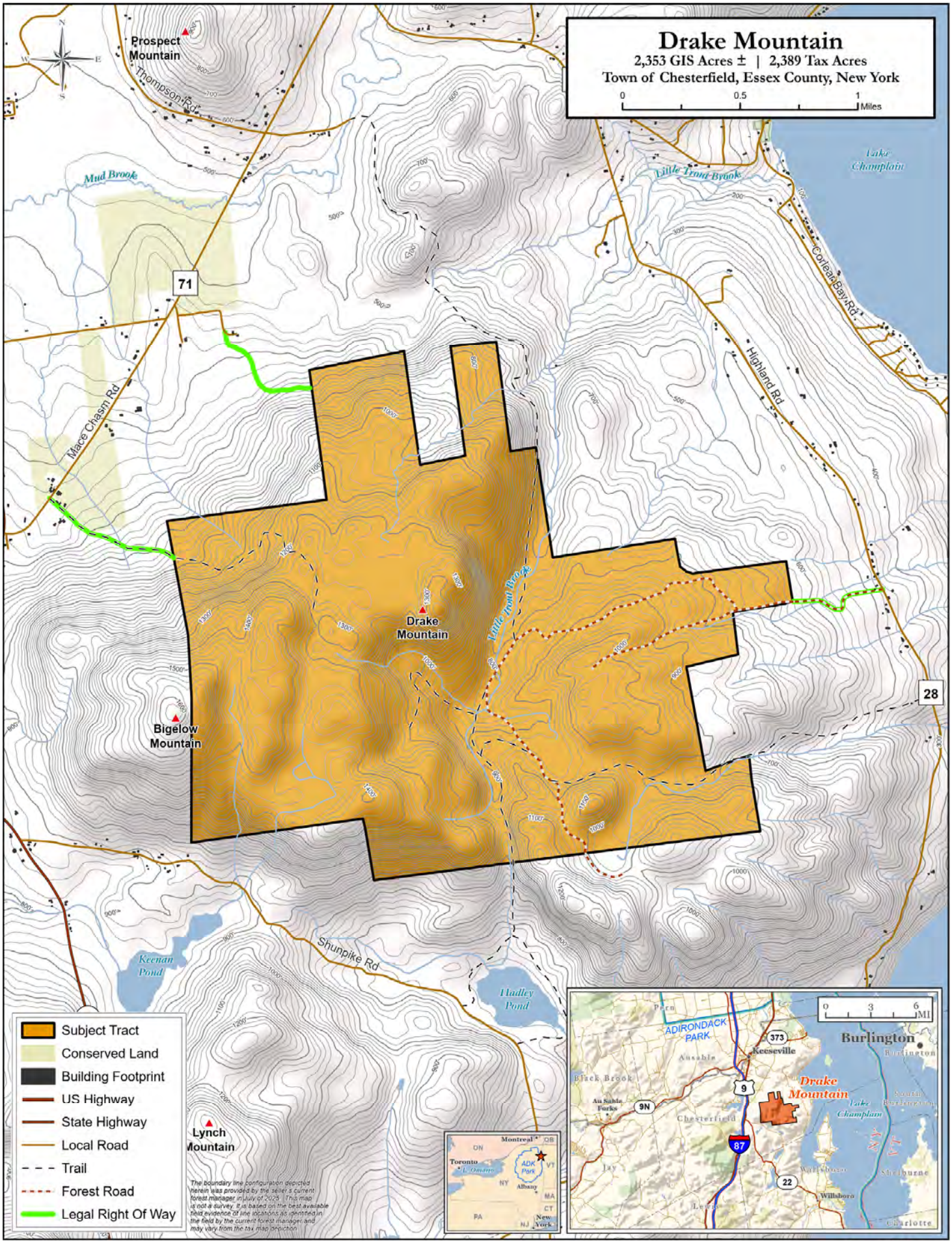
- Attractive natural resource investment with strong conservation and recreation amenities
- Rare opportunity to acquire a large wholly owned mountaintop with Lake Champlain views
- High-quality forest, well-stocked, diverse species mix with mature timber ready to harvest
- Drake Mountain, Little Trout Brook, small ponds and a heron rookery support conservation value
- Recreational leasing program generates $8,391 in annual cashflow with room for expansion
- 480A tax program enrollment with an approved 2022 forest management plan in place
- Resource management classification allows for potential development with APA permitting



Heron Rookery

At the heart of the property, Drake Mountain is the central landscape feature with its exposed granite peak and ledges. At 1,316' in elevation, Drake Mountain not only provides hiking and recreational appeal, but its eastern aspect provides expansive views of Lake Champlain, Burlington, and Vermont's Green Mountains in the distance. Further exploration of the property reveals numerous ridges, trails, and stream valleys to explore with several small ponds and the headwaters of Little Trout Brook. A diversity of elevations, slope aspect and habitat support a broad range of forest types and wildlife, underscoring the inherent conservation value. Stunning interior views of the summit of Drake Mountain and waters of Lake Champlain further bolster the aesthetic and recreational appeal of the property. Despite some areas of steep terrain in and around the summit of Drake Mountain, the property is largely operable with good interior access for forest management and recreational purposes.


Drake Mountain
Landscape Level View: Eastern Adirondacks
Lake Champlain To The High Peaks
0
4
8
Miles
Plattsburgh
Morrisonville
Plattsburgh International Airport
Plattsburgh-Grand Isle
Redford
Peru
ADIRONDACK PARK
Keeseville
Au Sable Forks
Drake Mountain
Burlington
Burlington International Airport
Burlington-Port Kent
Lake Champlain
Jericho
Saranac Lake
Lake Placid
Lake Placid Airport
Keene
Keene Valley
Westport
Essex-Charlotte
CLINTON COUNTY
FRANKLIN COUNTY
ESSEX COUNTY
CHITTENDEN COUNTY
ADDISON COUNTY
McKenzie Mountain Wilderness
Sentinel Range Wilderness
Hurricane Mountain Wilderness
High Peaks Wilderness
Montreal
QB
ON
ME
VT
NH
NY
Albany
Boston
MA
CT
PA
Adirondack Park
Wilderness Areas
Wild Forest
Other State Land
Conservation Easement
Other Conservation Land
Subject Tract
Interstate
US Highway
State Highway
Local Road
Ferry Line
Recreational Trails
Snowmobile Trails
Boat Launch
Peaks Over 4,000 Ft.
Peaks Under 4,000 Ft.
Airport


Drake Mountain
2,353 GIS Acres ± | 2,389 Tax Acres
Town of Chesterfield, Essex County, New York
0
0.5
1
Miles
Prospect Mountain
Thompson Rd
Mud Brook
Lake Champlain
Little Trout Brook
Cotleau Bay Rd
Highland Rd
Mace Chasm Rd
71
28
Drake Mountain
Bigelow Mountain
Lynch Mountain
Shunpike Rd
Keenan Pond
Hadley Pond
Subject Tract
Conserved Land
Building Footprint
US Highway
State Highway
Local Road
Trail
Forest Road
Legal Right Of Way
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.
ADIRONDACK PARK
Burlington
Keeseville
Ausable
Black Brook
Au Sable Forks
Chesterfield
Jay
Willsboro
Lewis
Charlotte
Shelburne
South Burlington
373
9
9N
87
22
0
3
6
MI

While Drake Mountain's landscape and recreational opportunities are notable, the timber resource stands on its own as a strong foundation for timberland investment. The property benefits from decades of professional management and the resource is poised to continue that legacy by providing reliable long-term returns.

A 2022 inventory with annual growth modeled through July-2025 reveals a forest carrying 5.5 MBF of sawtimber and 13.4 cords of pulpwood per forested acre (24.3 gross cords per forested acre). Timber volumes are underwritten by 14 commercial species providing an impressive diversity that buffers the forest from change in both markets and the environment. White pine, red oak and sugar maple, accounting for 49% of the standing inventory, are the major value drivers. Proximity to the Interstate-87 Northway provides ready access to the region's primary forest products markets.



Red Oak



Central Clearing



Sugar Maple

The property is enrolled in New York's 480A forest tax law program helping to reduce taxes ($14,912 in 2025) and has an approved forest management plan (2022) covering the property for the current 15-year enrollment cycle through 2037. New owners have the option to adopt the management plan that is currently on-file, or amend the plan to suit specific management goals, if approved by the Department of Environmental Conservation.

TIMBER VOLUME SUMMARY

Drake Mountain

Total GIS Acres +/-	2,420
Forested GIS Acres +/-	2,276
Percent Forested	94%

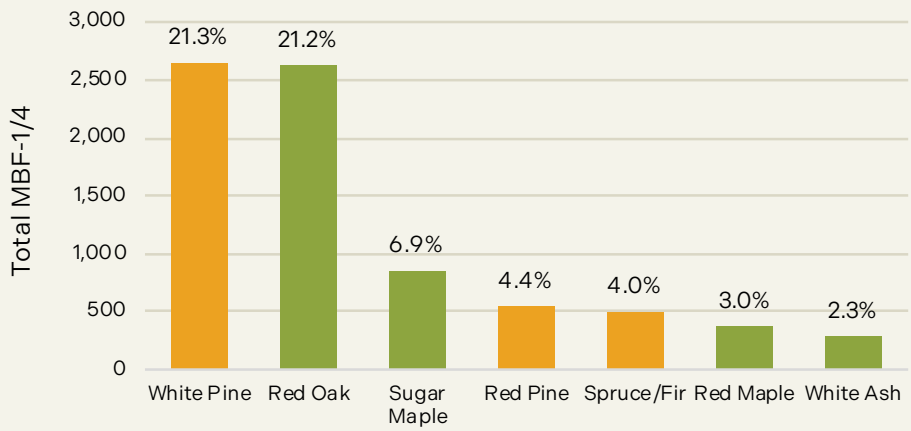
Sawlogs & Tie/Pallet	Vol. MBF	%
White Pine	2,647	21.3%
Red Oak	2,628	21.2%
Sugar Maple	851	6.9%
Red Pine	551	4.4%
Spruce/Fir	497	4.0%
Red Maple	374	3.0%
White Ash	288	2.3%
Other HW	119	1.0%
Aspen	118	1.0%
Basswood	78	0.6%
Hemlock	36	0.3%
Hardwood Pallet	2,335	18.8%
White Pine Pallet	1,884	15.2%
Total Sawtimber (MBF-1/4)	**12,405**	**100%**

Pulpwood	Vol. Cords	%
Hardwood	22,177	72.9%
Softwood	7,044	23.2%
Hemlock	1,187	3.9%
Total Pulpwood (Cords)	**30,408**	**100%**

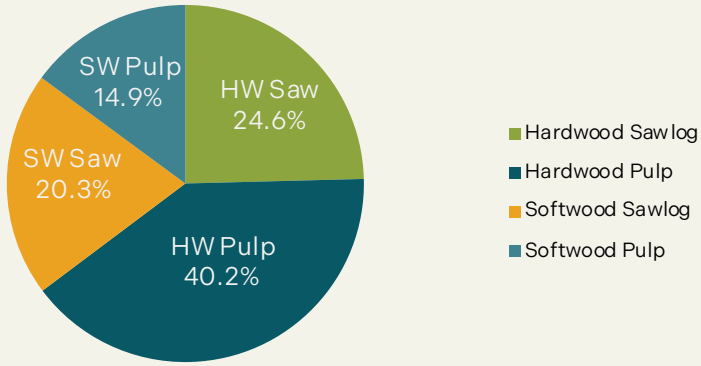
Unit	Volume	PTA / PFA
Total MBF	**12,405**	**5.1 / 5.5**
Total Cords	**30,408**	**12.6 / 13.4**
Gross Cords	**55,218**	**22.8 / 24.3**

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

Primary Sawlog Volume By Species
Nearly ~50 % White Pine, Red Oak & Sugar Maple



Product Distribution (% of Gross Cords)
45% Sawtimber / 55% Pulpwood



Average per Forested Acre: 5.5 MBF Sawlogs & Pallet + 13.4 Cords Pulpwood (24.3 Gross Cords PFA)

Disclaimer: The timber volumes presented herein are based on a 2022 timber inventory conducted by F&W Forestry with growth (0.5 cd/ac/yr) modeled through to 2025. 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: 7/30/25. Portions of the property are subject to a third-party subsurface mineral reservation.



Southeasterly Forest View toward Willsboro Point

Drake Mountain currently has a recreational lease program that covers approximately 1,500 acres of the property and generates $8,391 annually. The lease program consists of three annual leases that allow for hunting, fishing, and other recreational pursuits, but do not allow for development of any permanent structures. There are currently no camp structures on the property. Continuation of the leasing program is at the owner's discretion, and the opportunity exists to expand the program if desired. The property is classified as "Resource Management" by the Adirondack Park state and private land use zoning classification system. This designation emphasizes the protection of natural resources while allowing for compatible uses such as residential, agricultural, and forestry activities. Most development activities in resource management areas will require an Adirondack Park Agency permit.



White Pine



Interior Grassy Trail East of Drake Mountain

Drake Mountain provides an attractive land investment that truly covers all bases including timber, recreation, and conservation with potential for rural residential development with appropriate APA permitting.

A property of this size, scope and quality with no conservation easement and situated in a high-value location proximate to Lake Champlain is a rare find in 2025. The location, accessibility and aesthetic beauty of the property combine to offer an exceptional Champlain Valley land investment within easy reach of primary population centers of northern New York and Vermont. Plattsburgh, New York and Burlington, Vermont provide nearby airports.

Estimated driving times are as follows: Montreal (1 hour, 40 minutes). Albany (2 hours, 15 minutes). Boston (4 hours, 30 minutes). New York City (5 hours).



Upland Forest Pond

Listed Exclusively with LandVest
$3,410,000

For More Information, Please Contact:

Daniel Tesini
Senior Project Manager
802-881-5525
dtesini@landvest.com

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Essex County, New York
2,389± Acres
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landvest.com

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