



**Fountains
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BLAKE FALLS RESERVOIR CAMP

This Private Hilltop location in the Northwestern Adirondacks offers Seasonal Camp Options, Waterfront, Fishing, and other nearby Recreational Opportunities.



***0.40 Acre Waterfront Lot
Parishville, St. Lawrence County, New York***

Price: \$160,000

THE LOCATION

Blake Falls Reservoir is located in a peaceful Northwest corner of the Adirondacks between the Hamlets of Parishville and South Colton, within the Adirondack Park. This scenic area lies within the transitioning landscapes of the dense well-timbered Adirondack forests and the rolling St. Lawrence Valley to the north and west. Situated along the Raquette River Corridor, the surrounding neighborhood is in a desirable wooded setting of rolling softwood/hardwood ridges and hemlock forests. The neighboring ownership patterns are a patchwork of seasonal camps, hunting camps, State Forest Lands, working private forests, and appealing waterfront homes.

The property is only 3 miles south of the 9,605-Acre New York State Whitehill Wild Forest which offers additional recreational opportunities for hiking, nature viewing, snowshoeing, and cross-country skiing. This region runs parallel the Raquette River with its multiple Reservoirs and along the Whitehill Town Road. The Whitehill area is also well known for access to good hunting, fishing, snowmobiling, and waterfront enjoyment.

The Village and Town of Potsdam (population 17,000) lies some 15 miles to the northwest, while Massena (population 10,800) is 25 miles north along the St. Lawrence International Seaway.

Lake Placid, one of Adirondack's most popular four-season resort towns, is within an hour-and-a half drive of this property. Additionally Burlington, VT is a 3 1/2 half hour drive to the east and Montreal, Quebec, Canada is a 3 hour drive to the northeast. Ottawa, Ontario Canada is 2 1/2 hours north and Syracuse, NY is 3 hours south.



Panoramic View of Blake Falls Reservoir from the shoreline of the property.



Back view of the Camp perched on top of a Hemlock treed knoll, with the site enhancing the privacy and enjoyment of this location.



Sideview of the Camp facing the Waterfront located some 60 feet away.

PROPERTY DESCRIPTION

If you've been looking for a Small Rustic Seasonal Camp with 100 Feet of Waterfront in a private & peaceful location, then you'll definitely want to look at the Blake Falls Reservoir Camp. This is a Classic 1960's North Country Adirondack Camp with simple conveniences such as electricity, bathroom (septic unknown), woodstove, propane kitchen stove, and running water (which can be pumped from the waterfront). The Camp itself sits on a hemlock knoll some 60 feet from the water's edge and is full of Adirondack charm and warmth, as well as a relaxing sense of solitude.



Camp Interior Living room with windows facing the waterfront to the left.

The Land Parcel is a 0.40 Acre Lot measuring approximately 100' x 191' x 94' x 170', with 100' Frontage on Blake Falls Reservoir. The Parcel is also one of only 28 privately owned properties on the Reservoir.

Blake Falls is one of eight Reservoirs and/or Flows on a section of the Raquette River stretching between Piercefield Flow Power Dam near Tupper Lake and Upper Higley Flow near the Hamlet of Colton.



Camp Interior front entranceway with kitchen area located to the right.

Come to the Camp on Friday evening and spend the weekend hunting, hiking, snowmobiling, fishing, swimming, canoeing, boating, and nature viewing. Enjoy quiet weekends away from the hustle and bustle of your normal work week. A "relaxing weekend at camp" lifestyle has now been achieved.

ACCESS

The property is accessed via a deeded right-of-way easement extending some 0.4 miles to the Parcel and then further along a private road. This connects this Waterfront Camp as well as its neighboring properties to nearby town-maintained White Hill Road. This private access road is a well-graveled privately-maintained seasonal woods road suitable for most SUV-type vehicle traffic during non-winter months and outside of spring mud season.

Additional access to the existing Seasonal Camp and the well-established surrounding Lot site can be achieved by using a Public Boat Launch, as well as a 0.4 Mile Canoe Carry Trail, which benefit the owners of this property.

NATURAL RESOURCES

The Raquette River originates at Raquette Lake in the Central Adirondack Mountains and travels 146 miles north, to where it empties into the St. Lawrence River at Akwesasne, NY. A 15 mile section of the River just south and upstream of Blake Falls is considered by many to be one of the premier whitewater paddling routes in the State.

Blake Falls Reservoir features minimal Shoreline Development with scenic mostly mixed hardwood/softwood forests visible along the water's edge. Bald Eagles have been occasionally spotted in certain areas of this locale.

This large lake-like body of water is approximately 3.8 Miles long and is 710 Acres in size. The average water depth is 7.5 ft. with a maximum depth of 42 ft. at the Power Dam Channel.

The waterway is also known as a popular Recreational Fishing location supporting Fish populations of Smallmouth/Rock Bass, Northern Pike, Walleye, Yellow Perch, and Brown Bullhead.



View of the Reservoir looking Southwest and upriver from the shoreline of the property.



View of the Reservoir looking Northwest and downriver from the shoreline of the property.

TAXES & TITLE

Annual total property taxes in 2023 were approximately \$1,456.00. The property is listed in the St. Lawrence County Real Property Office in Canton, NY, as Town of Parishville Tax Parcel #122-.055-3-2. Deed information can be found in the St. Lawrence County Clerk's Office and filed in Deed/Instrument #2016-3687. Maps in this report are based on tax and deed information. The property is located within the Adirondack Park and has an APA Land-Use Classification of Resource Management.

DISCLOSURES

New York State Property Condition Disclosure Statement provided upon request. Current Owner of this Property is a Licensed NYS Real Estate Salesperson.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map

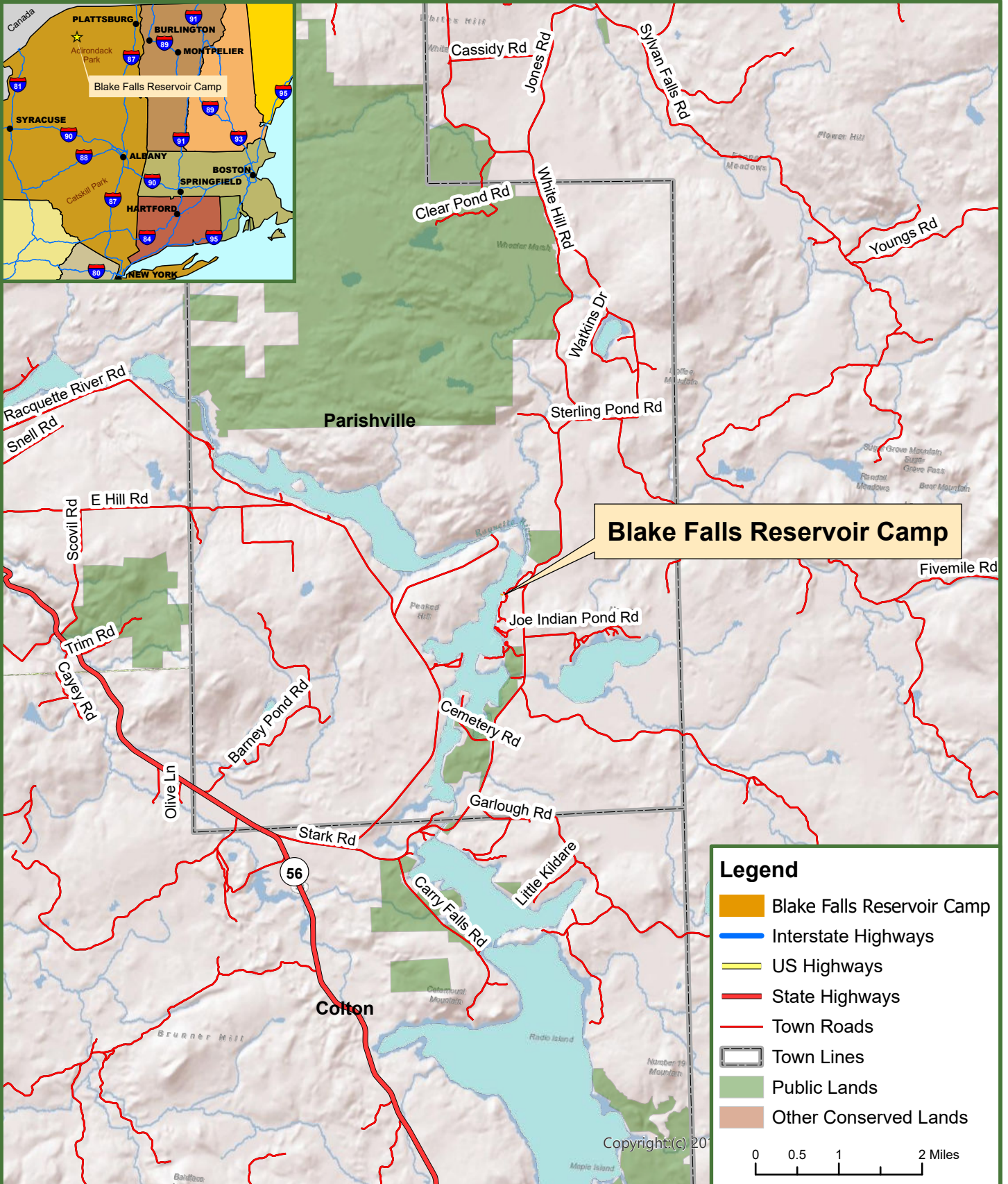
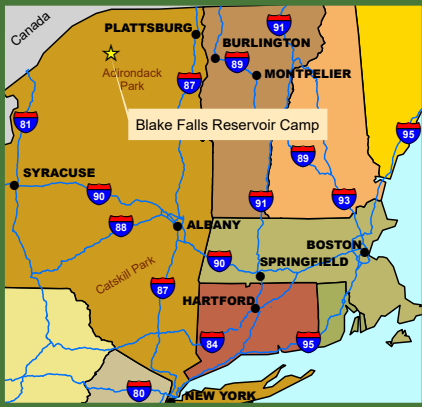
Blake Falls Reservoir Camp

0.4 Tax Acres

Parishville, St. Lawrence County, New York



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Legend

- Blake Falls Reservoir Camp
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands



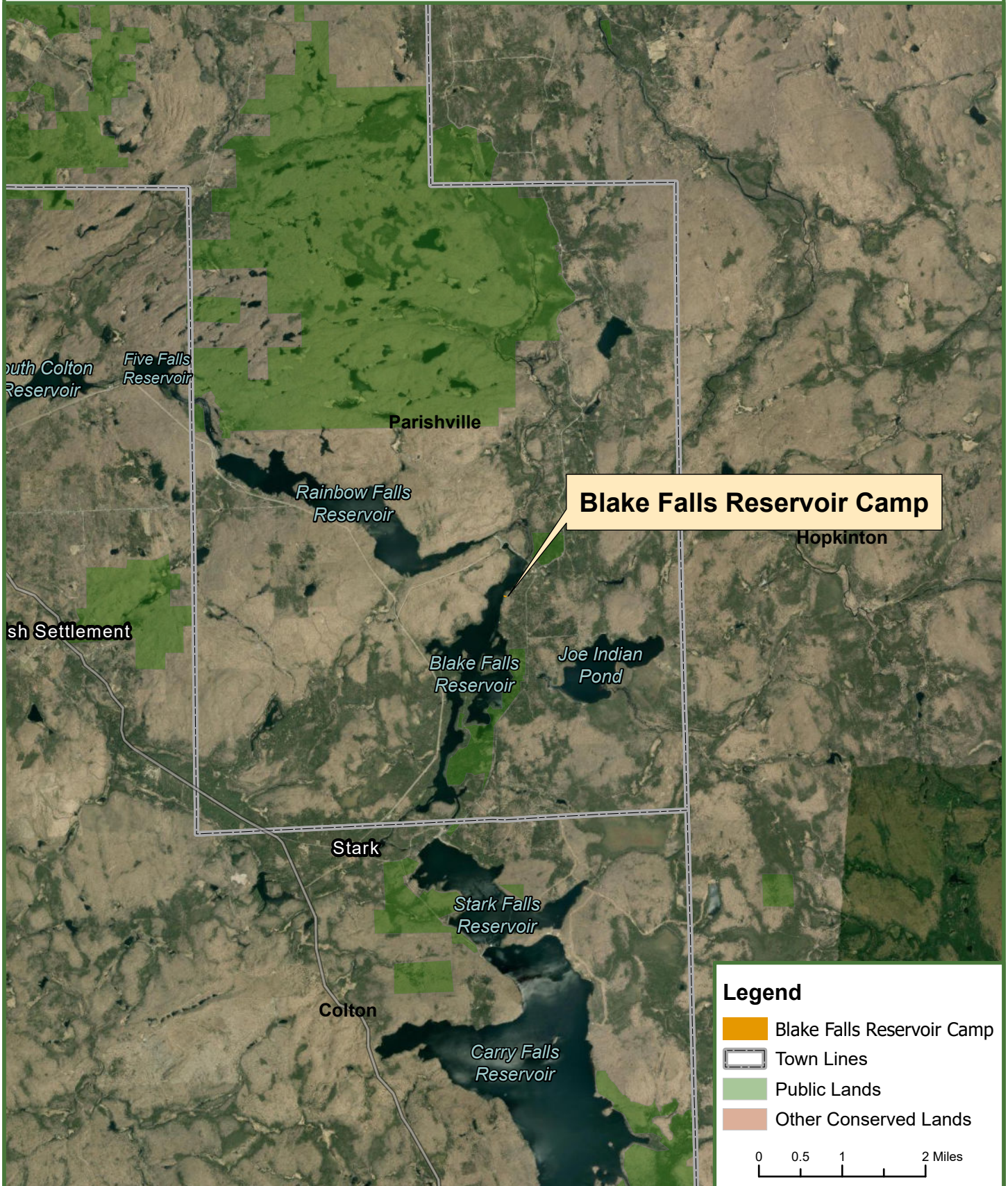
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



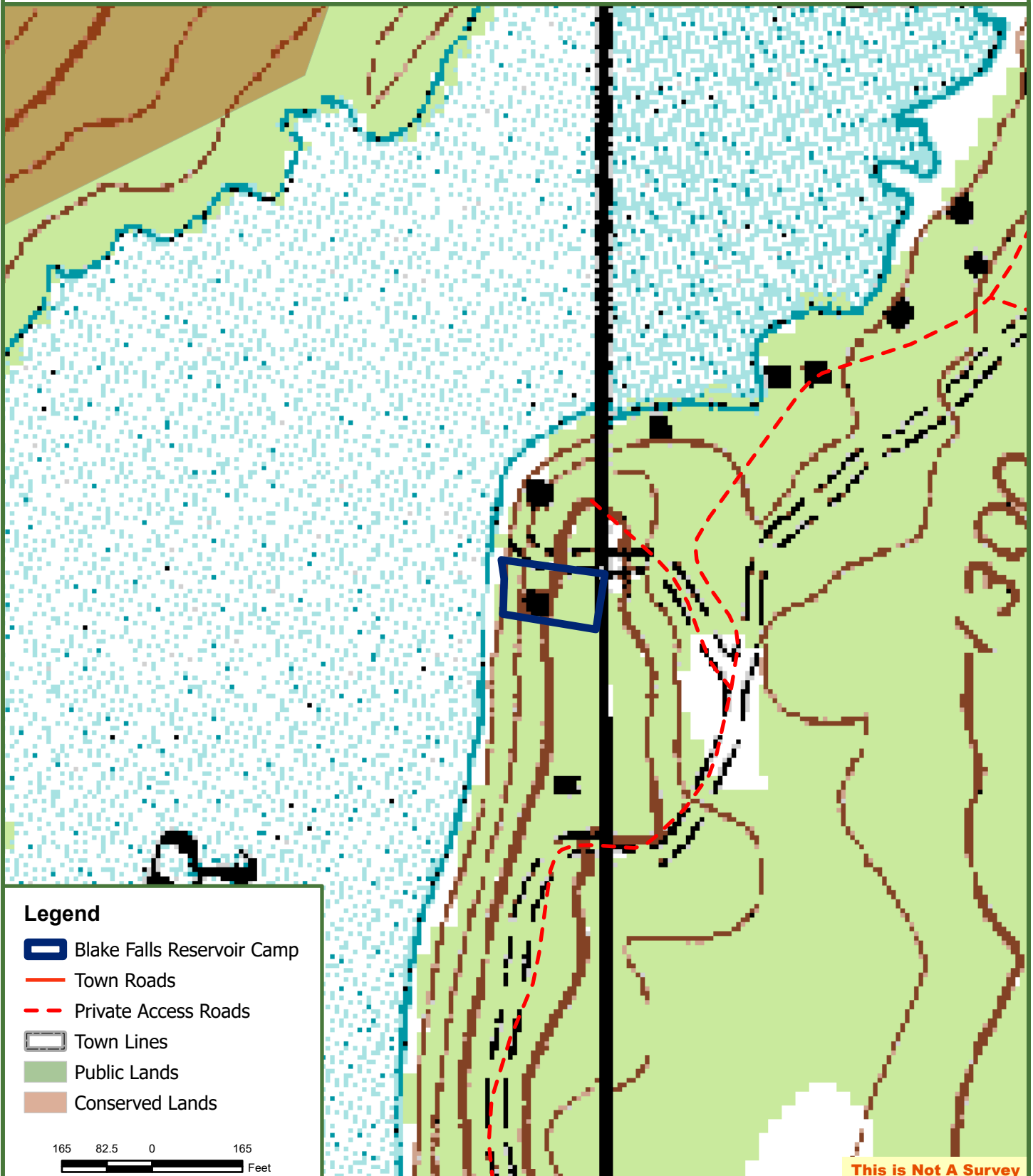
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New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by _____ of _____
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

Seller as a (check relationship below)

Buyer as a (check relationship below)

Seller's Agent

Buyer's Agent

Broker's Agent

Broker's Agent

Dual Agent

Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance Informed Consent Dual Agency

Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) (_____) acknowledge receipt of a copy of this disclosure form:

Signature of Buyer(s) and/or Seller(s):

X _____

X _____

Date: _____

Date: _____