

FOREST FOR SALE

MORIAH FOREST LAND

ENSIGN POND RD, MORIAH, NY 12961



For More Information:

MARIANO SAAL

Broker & Vice President

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listings@tirprime.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TIR Prime Realty in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

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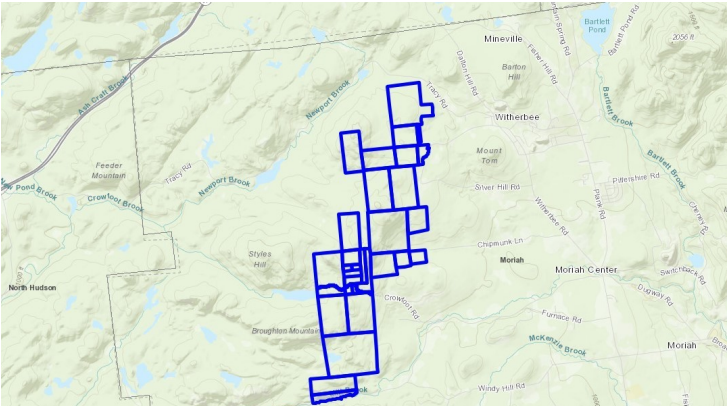
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EXECUTIVE SUMMARY

PROPERTY INFORMATION



PROPERTY SUMMARY

Sale Price:	\$1,800,000
Lot Size:	1775.0 Acres
Zoning:	02 - Forest
Sub Market:	Upstate New York

PROPERTY OVERVIEW

The Crowfoot Pond Tract is a 1,775 acre parcel of rugged Adirondack forestland. The Tract is 50% forested with the remaining acreage in ledge rock, water and fields. A natural 2.5 acre Adirondack pond and 600 feet of shoreline on Crowfoot Pond are within the bounds of the property. County Roads at the north and south end of the property and the Town owned Crowfoot Pond Road are maintained throughout the year and provide good access.

The Crowfoot Pond Tract is a good opportunity for management and investment. The majority of the commercial forestland is growing timber at or near full capacity. Mature and low quality trees have been harvested in most stands, leaving good quality trees to grow. Trees in many of the stands are ready for harvesting. This forest contains a variety of tree ages that with correct management will allow continuous periodic harvesting.

The amount, size and quality of the timber indicate that the compounded rate of return will exceed 5% over the next 10 – 20 years.

PROPERTY HIGHLIGHTS

- Over \$600,000 in current timber value.
- Professionally managed forest.
- Expected to exceed 5% compounded rates of return.
- 15 Commercial tree species (10 hardwood)

LOCATION DESCRIPTION

Moriah is a town in Essex County, New York, United States. The population was 4,798 at the 2010 census. The town is in the eastern part of the county. It is 47 miles by road south-southwest of Burlington, Vermont, 55 miles south of Plattsburgh, 115 miles north of Albany, and 116 miles south of Montreal, Quebec.

This acreage lies 10 minutes (6 miles) west of Moriah's center and 15 mins from Port Henry at the shores of Lake Champlain.

PROPERTY DETAILS

PROPERTY INFORMATION

Sale Price	\$1,800,000
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LOCATION INFORMATION

Parcel Name	Crowfoot Pond Tract
Street Address	Ensign Pond Rd
City, State, Zip	Moriah, NY 12961
County	Essex
Sub-market	Upstate New York
Road Type	Paved
Market Type	Rural
Nearest Highway	I-87 (North/South) I-90 (East/West)
Nearest Airport	Plattsburgh International (30 mins) Burlington International (1 hour) Albany International (1.5 hours)
Rail	Canadian Pacific (freight) Amtrak (pasenger)
Deep Water ports	Port of Montreal (100 miles) Port of Albany (100 miles)

BUILDING INFORMATION

PROPERTY INFORMATION

Property Subtype	Other
Lot Size	1,775 Acres
APN #	Multiple
Waterfront	No
Rail Access	No
Road Access	Multiple
Topography	Variable
Soil Type	Mixed
Property Type	Forest

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Irrigation	Natural Water Runoff Spring seeps Running brooks
Sewer	None

ADDITIONAL PHOTOS

PROPERTY INFORMATION



FOREST FOR SALE

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LOCATION INFORMATION

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For More Information:

MARIANO SAAL

Broker & Vice President

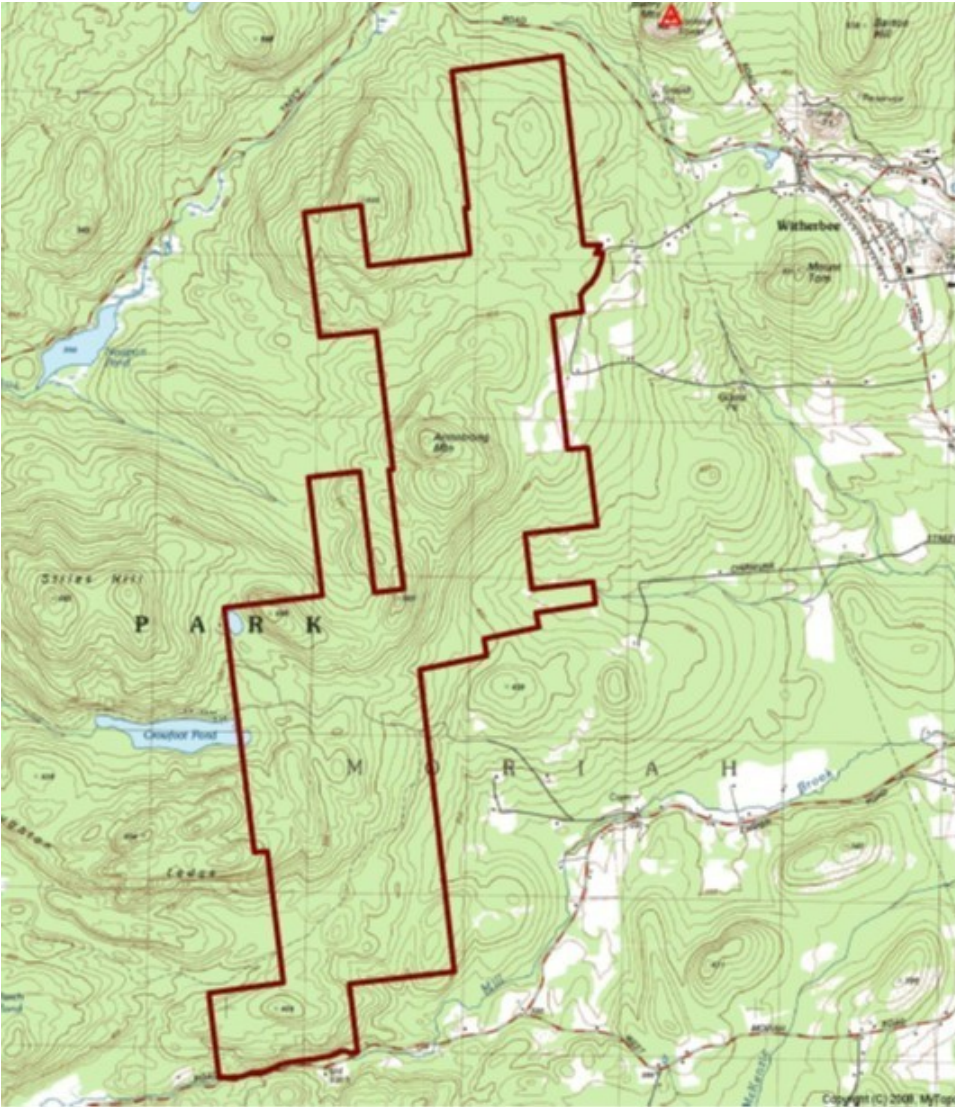
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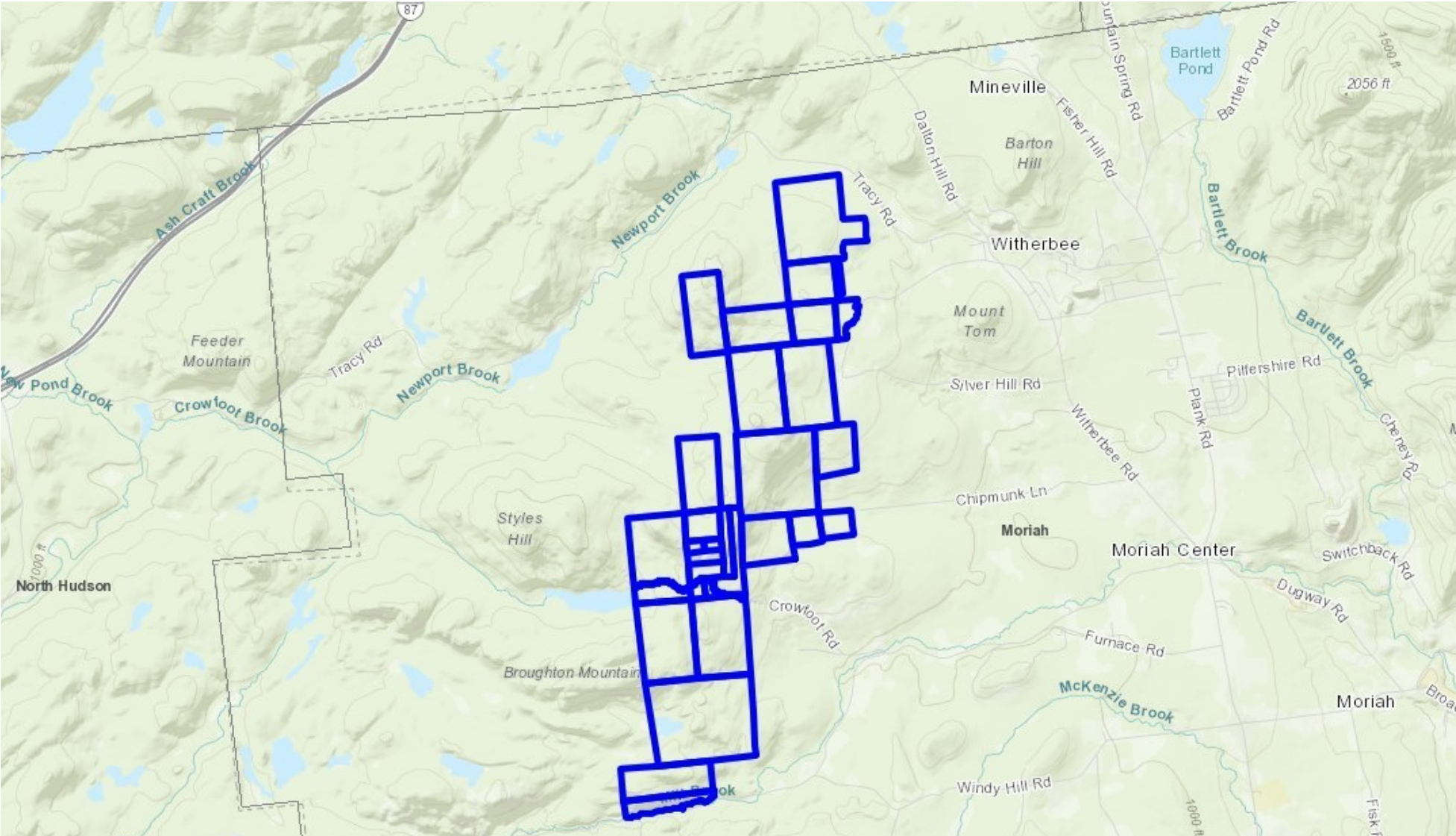
REGIONAL MAP

LOCATION INFORMATION



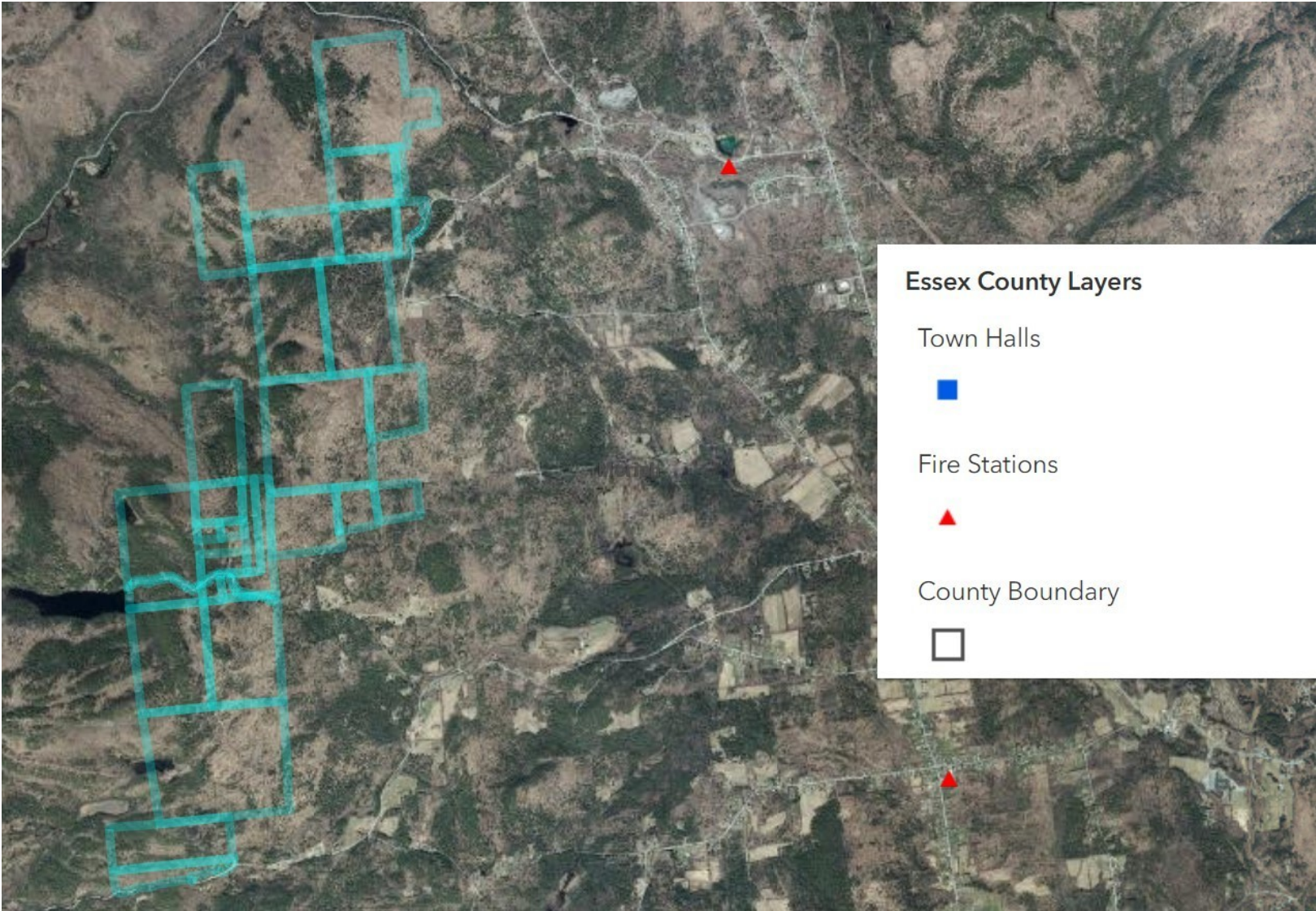
PARCELS

LOCATION INFORMATION



AERIAL MAP

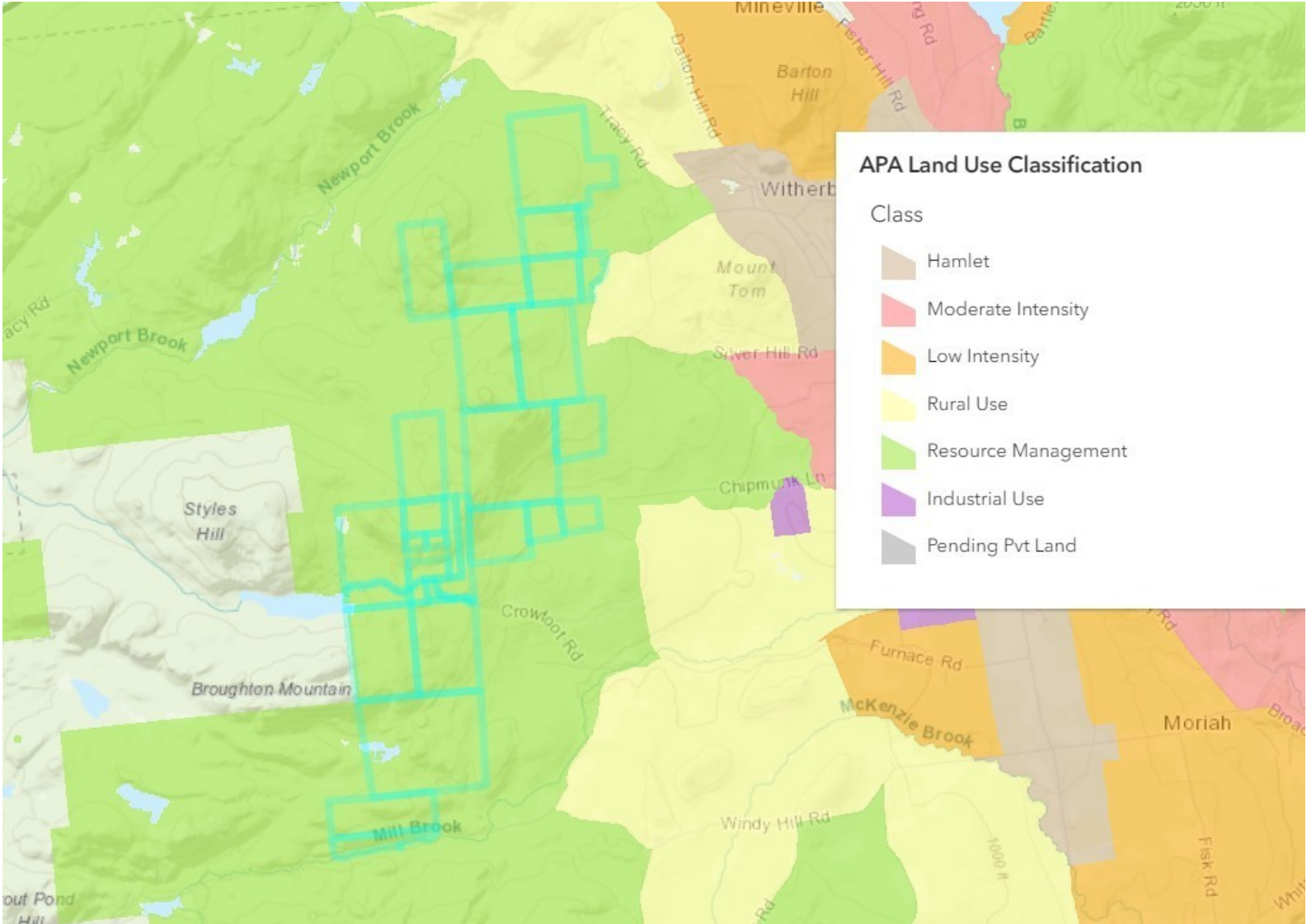
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FOREST FOR SALE

LAND USE

LOCATION INFORMATION



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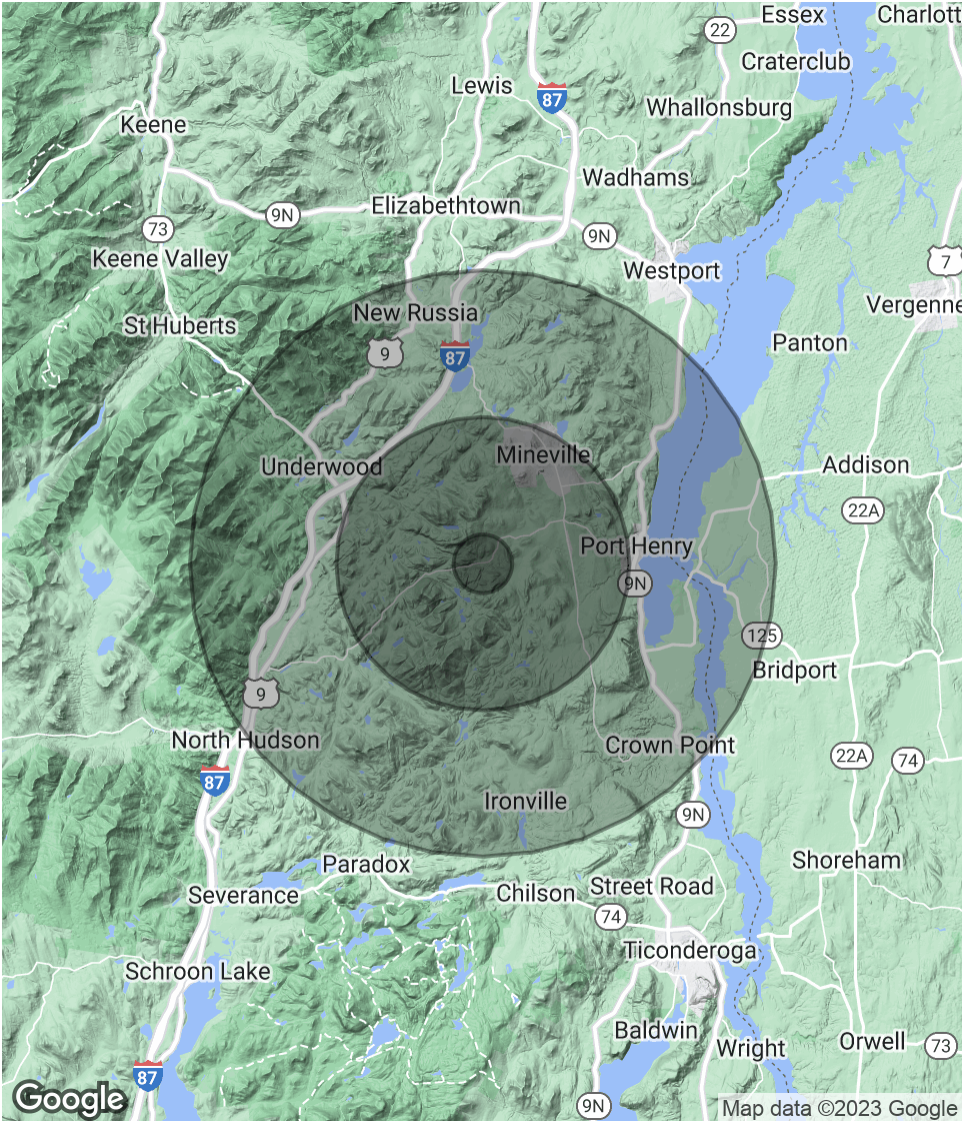
DEMOGRAPHICS MAP & REPORT

LOCATION INFORMATION

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	111	3,155	7,812
Average Age	61.3	55.5	52.8
Average Age (Male)	56.1	47.9	47.8
Average Age (Female)	62.9	56.3	53.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	66	1,757	4,784
# of Persons per HH	1.7	1.8	1.6
Average HH Income	\$37,160	\$46,909	\$48,124
Average House Value	\$157,355	\$129,974	\$147,867

* Demographic data derived from 2020 ACS - US Census



SECTION: 3

ADVISOR BIOS

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BROKERS BIO & CONTACT INFO

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Professional Background

Mariano Saal has been in the real estate profession for or 20 years handled residential and commercial sales, leases, management, and development advisory. He is passionate about economics, finance, technology, and music, and invokes these interests into his endeavors. As broker and vice president of TIR Prime Properties and TIR Prime Realty, he strives to offer boutique and individualized services while employing world-class resources found in the largest brokerage houses.

TIR Companies offer result driven strategies to the real estate investment community leveraging technology and experience to put the client first. We work tirelessly and the industry takes notice.

2017-2020, Top 5 Seller's Broker Downtown Miami.
2020, Power Broker Award.
2021, Most multifamily sales in Hollywood Beach.
2022, Miami's fifth largest office sales volume.
2022, Crexi Platinum Broker Award
2023, Costar Q1 Power Broker Award

Memberships & Affiliations

CCIM, Realtor, ICSC

Education

Master of Science, International Real Estate - Florida International University, Hollo School of Real Estate
Bachelor of Finance, Bachelor of Marketing (Dual Degree) - Florida International University
Consumer Behavior, Financial Markets - New York University, Stern School of Business