

## Additional Property and Area Information

The un-named stream that passes through the northern section is obscured by the surrounding marsh. Large patches of cattails, phragmites and other tall wetland grasses occupy this area, making it difficult to access the small patch of woods in the northwest corner during the warmer months of the year.

In December of 2016 an estimated 13,000 board feet of white ash and red maple sawtimber quality trees and 8 full cords of firewood quality trees were marked for sale by a professional forester in the southwest corner, but never harvested

There is approximately 900' of road frontage is enough to subdivide the parcel into 8 or 9 building lots.

The 526 acre NYSDEC Black Pond Wildlife Management Area is adjacent on the northern boundary. It is a natural wetland complex consisting of a barrier beach, dune, open water, emergent marsh, and wooded/shrub swamp. Hunting, trapping and fishing are permitted activities. White-tailed deer, cottontail rabbit, and ruffed grouse are found on the upland portions of the area. Local furbearing species include raccoon, muskrat, beaver, and coyote.

Southwick Beach State Park, known for outstanding swimming and sunning on its long sandy beach, is just one mile south of the property on Route 3. Campers and day-users can enjoy picnicking, hiking and games on the playing fields. The Park is adjacent to the Lakeview Wildlife Management Area, home to the environmentally sensitive coastal sand dunes. Park nature, hiking, cross-country skiing and snowshoeing trails adjoin the wildlife management area and its trail system, which visitors are encouraged to use. During the winter, snowmobilers are permitted in the park. Deer hunting is allowed south of the park entrance in season.

The Stony Creek Boat Launch is the nearest Lake Ontario public launch site ~4.5 miles north of the property off Nutting Street Road. The lake's main fish species include **chinook salmon, coho salmon, rainbow, brown and lake trout, northern pike, smallmouth bass, largemouth bass, walleye and carp.**

The Tug Hill Plateau lies due east of the property and is renowned for its bountiful snowfall. The region's topography and location in relation to [Lake Ontario](#) creates ideal conditions for [lake-effect snow](#) averaging more than 200" (16.7 ft) per winter. Some of the best snowmobiling conditions and trails in the northeast are found in that area, just minutes away. This property receives less snow, ~130" per year, which is still plenty to satisfy most cross-country skiing and snow-shoeing enthusiasts.