

WEST CANADA PRESERVE

Chance of a Lifetime!

Adirondack Mountains...New York

There are few properties available for purchase today that can boast *“that they look the same as they did in 1880”*...the **West Canada Preserve** is one of those special places.

Located in the heart of the Adirondack Mountains in Hamilton County, NY this unique property is the ultimate sportsman's paradise. The current owners are looking to create the proper legacy for the property and are willing to consider a number of options. The property is ideally suited to be a private sporting club, family preserve, corporate retreat or the ultimate personal get away. Unmatched solitude, breathtaking scenery and a true wilderness experience await you on the “West Crick”.



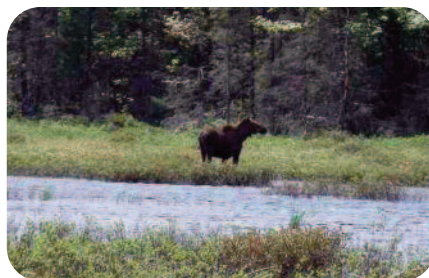
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Owning and managing a 1600 acre wilderness property has many rewards and responsibilities...proper planning for the future is one of the most important tasks. It is the vision of the current owners that the land, stay as it is...unspoiled, but still *enjoyed* by future generations. They want it to remain accessible for outdoor recreation, like hunting, fishing, snowmobiling, hiking, canoeing and camping. With so many large tracts of Adirondack land already sold to New York State or subject to restrictions, there are few places remaining like the West Canada Preserve.

To fully appreciate the unique opportunity this property presents one must look back to the late 1800's when the famous family preserves and private sporting



The West Canada Preserve is a wilderness that "you can get to".... a rare opportunity in today's world.



Fishing for wild brook trout was one of the great attractions in the 1800's...and that opportunity still exists today on the West Canada Preserve. You can fish in a wilderness setting without equal...and catch fish that were put there by mother-nature. In addition to the waters of the West Canada Creek, the adjoining state land has dozens of ponds and lakes that can provide a lifetime of angling adventure. The fishing along with the 'big woods' hunting experience for deer and bear, make this a special place for those who enjoy these traditional and time honored pursuits.

We are offering a unique investment opportunity, really a "chance of a lifetime" to purchase an ownership share in the West Canada Preserve. You can be part of creating a rare recreational and conservation legacy...one that can be enjoyed now and preserved for future generations.

clubs were being created in the Adirondacks. People like Vanderbilt, Whitney, Rockefeller and Morgan all had their 'great camps', these along with places like the Adirondack League Club, Northwoods Club, Ausable Club and Brandreth Park are legendary. An ideal legacy for this property would be the creation of new and exclusive family preserve or private sporting club...one based on the traditions of a bygone era.



General Information

The West Canada Preserve is located in one of the most remote and beautiful areas of the Adirondack Mountains of upstate New York. The tract, located in the Town of Morehouse, Hamilton County, stretches about 5 miles west to east along the upper headwaters of the West Canada Creek. The land is bordered by the prestigious Adirondack League Club, the Forest Preserve of the State of New York and several smaller private in-holdings.



There are 2 main camps on the preserve... along with a small outlying camp and a lean-to. The Mitchell Stillwater is large enough to facilitate float plane access, thus making the trip 'in to camp' a short 20 minute flight from Inlet, NY. There is also a stocked trout pond on the preserve and sites have been selected for a shooting range and sporting clays course.



There is good stocking of hardwood and softwood saw timber, plus a strong pulp component, thus providing excellent income potential. There is a good network of "woods roads" on the property which are suitable for landowner recreation/access and forestry work. A complete copy of the forest management plan, with timber inventory and projected values, is available for review.

We welcome inquiries and would be happy to arrange for a tour of the preserve or provide additional information.

**Please contact: Tom Williams
518-821-6406 • tom@westcrick.com • www.westcrick.com**