

Island...

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completed solely through buying, subdividing, and selling lots, without getting involved in any actual development.

She says Patten Corp. has been successful in the past with selling large waterfront parcels, although not on the St. Lawrence River. Recently, the Vermont-based company sold lots on a 300-acre island in Maine.

Patten's operations, according to Miss Billings, stretch from Tennessee and Virginia to Maine and Northern New York, and the average size of the parcels they sell is more than 13 acres.

According to Mr. Patten, they have sold similar subdivisions in the Adirondack Park, and are confident that a market for large, isolated island property exists.

Carleton Island, in the St. Lawrence river near Cape Vincent, is accessible only by boat, and is completely undeveloped except for the exclusive Riverhead Lodge, a hunting and fishing resort exempted from the purchase agreement. The fort and an abandoned farmhouse are the only other man-made structures.

"The kind of people we deal with tend to want lots of privacy and seclusion on a large piece of land," said Miss Billings. "It's a beautiful piece of property."

The environmental trust, she said, is a recent creation of the company. It would assign a committee to monitor development's effect on the Fort, and prevent it from being destroyed.

The overall goal of the company, she said, is to develop the area while leaving it as wild as possible.