

Farmland and building lot for sale
Request for Proposals
186 East Street
Petersham, MA

Background and Information:

The East Quabbin Land Trust is offering 25-acres of land to a farmer or farm entity interested in pursuing their agricultural business in Petersham, Massachusetts. The ideal farmer will manage a diversified farm using regenerative farming techniques to improve soil fertility and productivity, such as rotational grazing, no-till and cover cropping practices. A small-scale small livestock business, market vegetable production, portable chicken, berry or orchard operation are options on this farmland. Farmers with demonstrated experience are encouraged to submit a response to this request for proposal. The asking price is \$200,000.

The land offered for sale includes a building lot. A building site along East Street will be negotiated with the successful bidder for a single-family or two-family home that meets Petersham zoning requirements. The former farmhouse, barn and outbuildings were recently removed. Space is available for a small solar array sufficient to power the residence and agricultural enterprise. There will be a **perpetual conservation restriction** placed on the property that affirms the responsibility to farm the land and restricts future development beyond the identified homesite.

The land includes approximately eleven (11) acres of prime or statewide important agricultural soils. The main soil category is Paxton fine sandy loam with slopes of 3 – 8%. The fields are currently used for hay. Petersham is a right-to-farm community with active farmland adjoining this property.

The woods slope to the south and drain into Moccasin Brook, which is a tributary to the Swift River and Quabbin Reservoir. Maintaining forest cover on these slopes is a priority though forest management, wildlife habitat improvements and invasive plant control are rights reserved to the landowner. Public access to the wooded portions, focused on a trail along Moccasin Brook will be required.

Appointments are required to view the property. Email Cynthia at chenshaw@EQLT.org to make an appointment. Proposals will be accepted through January 16, 2025 and then on a rolling basis until a purchase and sale agreement is confirmed.

Proposal Requirements:

Parties interested in making an offer to purchase this property should submit a Proposal, including all the information described below, by 5:00 pm on January 16, 2025. All of the information submitted will remain strictly confidential.

1. Cover letter with a written proposal, including confirmation of the \$200,000 purchase price:
 - a. Explain why you want to purchase this property;
 - b. Describe your plans for a future residential structure;
 - c. Describe your qualifications to successfully execute your farm business plan;
 - d. Attach documentation that you can fund the purchase price and anticipated residential building expenses. (Such documentation may include financial statements or bank guarantee letter.);
 - e. Discuss relevant best management practices to build soil capacity and minimize impacts from slopes or shallow to bedrock soils;
 - f. Provide strong agricultural references; and
 - g. Submit any other relevant information that would support your proposal including your understanding of Conservation Restrictions.
- 2) If available, attach a business and management plan for your proposed farm operation.
- 3) Send Proposal and related materials to East Quabbin Land Trust, P.O. Box 5, Hardwick, MA 01037-0005, Attn: Cynthia Henshaw, or email chenshaw@EQLT.org

Buyer Selection:

The East Quabbin Land Trust will acknowledge receipt of all proposals received by 5 pm January 16, 2025, or others received beyond this date.

We encourage all qualified and interested farmers or farm businesses to submit a Proposal. The EQLT does not discriminate based on race, gender, handicaps, sexual orientation, or for any other reason. The East Quabbin Land Trust will select a purchaser with the help of an Advisory Committee that includes members with knowledge and experience related to agricultural operations.

If you have any questions about the farm property, a Conservation Restriction and/or the process, please contact Cynthia Henshaw at 413-477-8229 or chenshaw@EQLT.org.

Attachments:

Farm map
draft Conservation Restriction