

FOR SALE

Working Coastal Farm Property

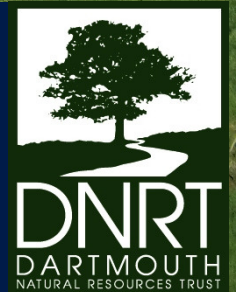
205 Bakerville Road

South Dartmouth, Massachusetts



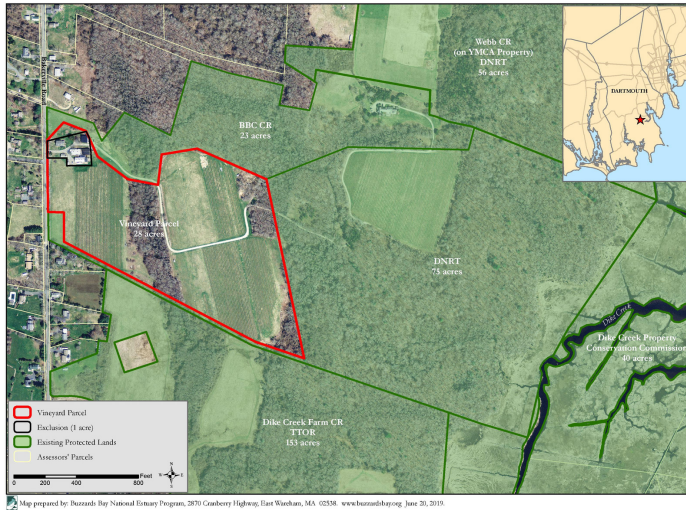
buzzards
BAY
COALITION

A 28-acre working farmhouse with excellent soils and
a complex of supporting barns and farm buildings.



For more information please contact Brendan Annett at (508) 999-6363, ext. 214

205 Bakerville Road, South Dartmouth, MA



The Buzzards Bay Coalition and DNRT (Dartmouth Natural Resource Trust) are working together to preserve a 28-acre farm on Bakerville Road in South Dartmouth, as part of a larger effort to conserve land along Apponagansett Bay. A conservation restriction will be placed on this exceptional private farm that will allow the buyer to enjoy, maintain, add to and even replace the existing home, barns and associated infrastructure as well as implement agricultural operations on the land, all while ensuring that it is not subdivided and overdeveloped into multiple home sites. The land will be privately owned by the buyer but further development rights will be limited.

About the property

The property has two large fields comprised of prime soils and soils of statewide importance. It has 500+ feet of frontage on Bakerville Road lined with a classic native stone wall. The property is ideally located amidst other permanently protected lands with active farm operations within the South Coast region's vibrant agricultural community and in close proximity to the charming Padanaram Village and its beautiful harbor. The antique farm house (2450 square feet) is currently set up as two apartments each with two bedrooms and one bath. The farm is supported by four barns/utility buildings, including a 4000 square foot wood frame building, a 1400 square foot building, a 1650 square foot garage and an 800 square foot storage shed.

This property is being offered for sale direct with no broker fee for a limited time. Written offers must include the agricultural qualifications of the buyer and a detailed plan for how the farm will be operated. Offers must be received by 5:00 p.m. on Tuesday, July 16. No offers below \$700,000 will be given consideration. Proposals will be evaluated based on a combination of the qualification of the buyer, the sustainability of the farm operation plan and the offer price.

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Serious potential bidders will be provided with an information package including the conservation restriction to be placed on the land.