

FOR SALE – BID DEADLINE EXTENDED

Apponagansett Bay Farm

205 Bakerville Road
South Dartmouth, MA

Buzzards Bay Coalition (BBC), in partnership with Dartmouth Natural Resources Trust (DNRT), is working to protect a 127 acre property on the Dike Creek Marsh of Apponagansett Bay in South Dartmouth. As part of that effort, BBC will be selling a property at 205 Bakerville Road to a private buyer subject to a permanent conservation restriction that will allow continued agricultural use of this working farm but will restrict subdivision and further development of the property. The 28 acre working farm contains a four bedroom, two bath historic farmhouse residence (currently set up as two apartments), a separate garage, two large barn buildings and a storage shed, in addition to 20 acres of agricultural fields.



- Assessor's Parcel ID: A divided portion (28.5 acres) of Map 29, Lot 46
- Farm House: 2,450 SF living area
Currently 2 Apartments, 2 BRs and 1 Bath Each
- Farm Buildings: 4,000 SF storage building/barn
1,410 SF barn
1,650 SF garage
800 SF storage shed
- Additional Elements: 20 acres of agricultural fields (currently grape vineyard)
475 feet of frontage on Bakerville Road
- Existing Farm Operator: Buyer agrees to allow existing farm operator to harvest current crop.
Operator will vacate all fields and farm buildings by October 30, 2019.
- Driveway: Abutting property (23 acres with home to north) shares driveway.
Abutter will hold access easement over driveway on subject farm property, including option to relocate the driveway to the northern edge of the second field. Access easement on portion of driveway between house/barns will be temporary (12 months) until driveway entrance can be relocated (unless directly negotiated w/new owners).
DNRT will hold an access easement over driveway for occasional maintenance access (but expressly not for public access) to 75 acre conservation land parcel abutting to the east.
- Septic System: Buyer is responsible for septic system compliance.
Buyer will agree that any replacement septic system will be a MA DEP approved nitrogen removing system.
- Conservation Restriction: Property will be protected by permanent conservation restriction.
There will be no restriction on a 1.6 acre excluded area around the existing buildings, additional subdivision and building will be restricted from the remainder of the property. The detailed language of the conservation restriction, including location of the exclusion, is included in information packet.

**DEADLINE EXTENDED:
WRITTEN OFFERS ACCEPTED UNTIL 5PM ON AUGUST 9.
NO OFFERS BELOW \$700,000 WILL BE GIVEN CONSIDERATION.**

Delivery and Selection of Offers

Written offers in sealed envelopes must be received by 5:00 pm on Friday August 9, 2019. Envelope must indicate the address of the property of interest on the outside. Offers should be addressed to:

Brendan Annett
Vice President, Watershed Protection
Buzzards Bay Coalition
114 Front Street
New Bedford, MA 02740
508-999-6363

Offers must include the proposed purchase price and closing date as well as details about financing, proposed contingencies and needs (time period and access) for due diligence. All offers must be accompanied by a written proposal that details the buyers proposed plan for agricultural operation/use of the property and the buyer's qualifications for implementing that plan.

BBC and DNRT will rank all offers received based on purchase price, feasibility of financing, sustainability of proposed agricultural operation, and risk/likelihood of closing within a reasonable timeframe. The highest ranked offer will be notified before August 16 at which time a good faith effort will be made to negotiate and execute a Purchase and Sale (P&S) Agreement acceptable to both parties. If BBC is unable to come to agreement with this interested buyer in a reasonable period of time then the next highest ranked offer(s) will be contacted until an acceptable P&S is executed. The P&S will require a significant non-refundable deposit and is envisioned to grant the "buyer" a reasonable period of time to complete necessary due diligence.

All interested buyers are fully and solely responsible for the information that their decisions are based on. Information provided is believed to be correct, but Buzzards Bay Coalition and Dartmouth Natural Resources Trust shall be held totally harmless for any errors, misinformation or misprints of facts or data.

All interested parties are advised to independently confirm all information before relying on it in a purchase decision.

**For additional information, please contact
Brendan Annett at (508) 999-6363 x 214**

An Information Packet including the following is available, including:
Property photographs; Property Assessor Card; Property Deed (property to be divided);
Property Maps; Property Survey (draft for proposed division); Draft Conservation Restriction;
Agricultural Soils Report