

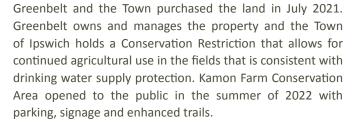
81 Pineswamp Road, Ipswich

COLLABORATIVE EFFORT

Permanently Protected







"I'm so happy this property will be protected forever. It feels like we're giving back to the family, because I know they would have wanted it to be conserved."

- Dianne Perry, Landowner



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DO YOU HAVE A CONSERVATION VISION FOR YOUR LAND? GREENBELT CAN HELP.



GREENBELT CONSERVATION CHRONICLE Kamon Farm Conservation Area | IPSWICH

93 ACRES OF HAYFIELDS, WETLANDS, FOREST

Protecting Important Watershed Land, Preserving Historic Farmland Creating New Public Reservation

Kamon Farm has long been a part of the agricultural history of Ipswich. In 1905, Simon and Agnes Kamon immigrated from Poland and operated a dairy farm on this land with their family. In 2003, Kamon family member Dianne Perry and her husband Bob took over the farm, and in 2021 they sold it to Greenbelt to ensure that it would be protected forever.

Kamon Farm features 93 acres of expansive hayfields, wetlands and forest connecting to the Town of Ipswich's Turkey Hill Conservation Area. The area was periodically occupied by Indigenous people as long ago as 14,000 years, and at the time of European contact, Pawtucket people (who became known as the Agawam) were growing corn on the lower slopes of Turkey Hill. They used



natural resources found in the wetlands and pine groves, and canoed to Ipswich Bay and Plum Island Sound via Bull Brook and the Rowley River.

Greenbelt Essex County's Land Trust

Protecting land and nature for you, our communities and the future



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Today, Kamon Farm contributes to the region's distinctly rural character and is rich in ecological value, including important watershed land for two drinking water supplies (Bull Brook Reservoir and the Mile Lane Wells), diverse wildlife habitat and active hayfields. Its wetlands provide important flood storage capacity, and the wooded trails are part of an expanding regional trail network.

THE CONSERVATION VISION

Conservation Process

Greenbelt worked with the Perry family and the Town of Ipswich Open Space Program to conserve this land. After a period of years during which the Perrys had conversations with Greenbelt and the Town, the first significant meeting came in 2016 when Greenbelt and Town staff explained conservation

options to the Perrys and listened to their financial and conservation goals for their land. The Perrys had an appraisal and land planning work done that helped them understand the value of their land, and in 2019 they came back to the Town and Greenbelt to establish an agreement to sell their land at a price less than its appraised fair market value.



This technique, called a "bargain sale," has two benefits. First, and perhaps obviously, it reduces the purchase price for conservation partners. Second, it can generally offer a tax benefit to the seller. The difference between the appraised fair market value of the land and the actual sale price is treated as a charitable gift, which can reduce federal income and capital gains taxes.

Despite almost a year of delay due to the Covid-19 pandemic, project partners secured the \$1.15M purchase price through a combination of:

Ipswich Open Space Bond funding	\$350,000
MA Local Acquisitions for	\$400,000
Natural Diversity (LAND) Grant	
Greenbelt's private fundraising	\$400,000

Greenbelt's fundraising included generous contributions from the Institution for Savings Conservation Fund, individuals and foundations.

Conserve 93-acre family farmland

TOOLS

GOALS

Bargain Sale Ipswich Open Space Bond MA LAND grant program Community-based fundraising

BENEFITS

Continued agricultural use Drinking water supply and habitat protection Public trail network Wetland protection and flood storage

GENERATIONS OF FAMILY FARMING

1905 – 2003 Kamon family own and operate farm 2003 – 2021 Dianne and Bob Perrv assume ownership and farm the land

CONSERVATION PLANNING

2016 – First significant meeting between Perrys, Town and Greenbelt 2019 - Terms of sale reached, \$1.15M, Bargain Sale for 93 acres

FUNDRAISING

2020 - Fall Town Meeting, vote to allocate Ipswich Open Space bond funding to the project 2021 - LAND Grant awarded 2021 – Greenbelt completes private fundraising campaign

CONSERVATION GOALS ACHIEVED

2021 - Greenbelt and Town purchase land and protect it with a Conservation Restriction (CR) Greenbelt owns the land. Town holds CR

KAMON FARM CONSERVATION AREA OPENS

2022 – Property opens to the public with parking, signage, enhanced trails and an easily-accessible bench

LOCAL IMPACT

Conserved in perpetuity Drinking water supply safequarded. public trail access secured, agricultural use continues, habitat protected, rural character preserved