



GREENBELT CONSERVATION CHRONICLE

Kamon Farm Conservation Area | IPSWICH

95 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 95 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



NEIL UNGERLEIDER (3)

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.



Dianne and Bob Perry

GENERATIONS OF FAMILY FARMING

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

1905

CONSERVATION PLANNING

2016 – First significant meeting between Perrys, Town and Greenbelt
2019 – Terms of sale reached, \$1.15M, Bargain Sale for 95 acres

2016-2019

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

2020-2021



MARTHA SANDERS

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 Natural Diversity (LAND) Grant	\$400,000
Greenbelt’s private fundraising	\$400,000

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

GOALS

Conserve 95-acre family farmland

TOOLS

- 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

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 safeguarded, public trail access secured, agricultural use continues, habitat protected, rural character preserved

2021

2022

Ongoing



Kamon Farm Conservation Area

Ipswich

95 Acres

- Conservation Area
- Greenbelt Protected
- Other Protected
- Hay Fields
- Water
- Wetlands
- Stream
- Parking
- Kiosk
- Scenic Viewpoint
- Trail
- Gate
- Contour (3m)



Source data obtained from the Office of Geographic Information Systems (Mass GIS), survey plans, and global positioning systems (GPS). Boundaries are approximate. Map produced by Essex County Greenbelt Association, 2022.

81 Pineswamp Road, Ipswich

COLLABORATIVE EFFORT Permanently Protected

Conservation Partners



Greenbelt and the Town purchased the land in July 2021. Greenbelt owns and manages the property and the Town of Ipswich holds a Conservation Restriction that allows for continued agricultural use in the fields that is consistent with drinking water supply protection. Kamon Farm Conservation Area opened to the public in the summer of 2022 with parking, signage and enhanced trails.

"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.**