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

COLLABORATIVE EFFORT
Permanently Protected

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