Billings Gate Farm

5 County Road, Plympton, Massachusetts



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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding Billings Gate Farm that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

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Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

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EXHIBITS

Property Information

Property Photographs

Floor Plans

Base Plan Orthophotograph

Site Analysis

Subject Property Ownership and History: The subject property consists of seven tax parcels in Plympton and Halifax, Massachusetts totaling 223.0± acres. Acreage is based on assessor data and LandVest GIS calculations. The subject property is desirable based on its setting, improvements, extensive acreage, road frontage and prime quality soils. The scarcity of the subject property based on its size, location and unique character makes it appealing to a subset of regional "gentleman farmer" estate buyers for a family compound or for potential residential development.

Subject Property

No.	Address	Town	Size (Assessor)	Map/Lot	Owner	Deed Reference
1	1 County Road (Route 106)	Plympton	5.30	2/1/1	Eight Mates, LLC	36030/17
2	5 County Road (Route 106)	Plympton	181.15	2/1/13	Eight Mates, LLC	36030/17
3	0 County Road (Route 106)	Plympton	12.40	4/1/9	Eight Mates, LLC	36030/17
4	0 County Road (Route 106)	Plympton	2.70	4/2/20	Eight Mates, LLC	40541/68
5	0 County Road (Route 106)	Plympton	17.00	4/2/21	Eight Mates, LLC	38901/190
Total			**218.55**			
6	Rear off County Road	Halifax	0.53	55/2	Eight Mates, LLC	36030/17
7	Plymouth St. (Route 106)	Halifax	4.00	66/13	Eight Mates, LLC	36030/17
Total			**4.53**			
Total Subject Property			**223.08**			

Some of the parcels are enrolled in Chapter 61 and 61A. As part of the Chapter 61 property tax deferral program, when a property has a change of use or is withdrawn from the program, a "rollback tax" is incurred based on the prior five years' property taxes at full valuation plus interest, less taxes paid. If the property were to change "use" and be developed, the rollback tax would be due by Buyer.

Disclosure: Property is subject to a Right of First Refusal.

Site Description: Billings Gate Farm is a non-contiguous property in two towns divided by County Road.

Northeast Side of County Road (Plympton & Halifax): The main farm has 186.45± acres in Plympton and 0.53± acres in Halifax. The extensive non-contiguous road frontage on County Road includes 1,755± linear feet and 583± linear feet on west side of Lake Street. The property is accessed from a gravel driveway with the frontage mostly screened with trees and hedges. The site is mostly level with a high point of 78± feet along Lake Street down to the 59± feet at the interior – consisting of woodlands and wetlands. There are 63.4± acres of wetlands based on Mass. DEP calculations.

The main farm has three main fields that are actively worked by tenant farmers. On the east side of the property off Lake Street, there is an isolated 3.5± acre field that is actively farmed. A mix of trees on the property include pine, cherry, apple, and peach. Portions of the farm are framed by stone walls. There are seven well heads and two private septic systems (2BR and 5BR). Dry set stone walls of superior craftmanship feature prominently throughout the subject property. Driving along Route 106, the wall with evenly spaced trees and thousands of daffodils adds appeal and character to the farm.
Southwest Side of County Road (Plympton & Halifax): There are 12.4± acres in Plympton and 4.0± acres in Halifax with 2,100± linear feet of frontage on County Road. The entire road frontage is bordered by a dry-stack stone wall with flowers and small deciduous trees. The site is mostly level with elevation ranging from 59± to 68± feet.

Based on our soil analysis, the subject's fields and meadows are classified as prime agriculture soils - land that has the best combination of physical and chemical characteristics for producing food or feed.

Improvements: The Cape House, or "Doll House" is a c. 1800 Antique Cape with 1,997± square feet of effective living area. The exterior is shingled-siding with cedar-shake roofing over a modern concrete-perimeter foundation with a small basement level. The house has been thoughtfully maintained with modern updates to the kitchen but retains its Colonial-period charm and dimensions. Notable details include murals throughout the house and fireplaces in every room. There is formal gated entrance with stone pillars framing the entrance. The site is served by forced hot-air heat and air conditioning powered by propane.

The Barn House is a c. 1975 partially converted hay barn with 2,958± square feet of effective living area and an additional 2,240± square feet of barn space. The dairy farm portion of the barn has been converted to storage. The exterior is shingle and clapboard siding with a cedar-shake roof and silo. The house has an open floor plan with a loft-style living space and open stairwells with modern updates. Notable details include the Adirondack-style fireplace, open timber framing, and stonework throughout the first level. The large picture windows were acquired from the original construction of the Prudential Tower in Boston when the window design failed. There is oil heat and central air conditioning powered by two boilers. The property has alarm, fire, burglar, and video protection systems.

Outbuildings: The 1½ level caretaker's studio is 640± square feet over a mud foundation with oil heat. The adjacent stone house was once the milk storage shed but now serves as landscaping storage. Beyond the raised-bed gardens and roses are multiple farm structures including two greenhouses (tropical tree nursery), a chicken coop, and a raised peacock shed. Across the road is a one-car storage garage.

Plympton Zoning Regulations: The Plympton portion of the property is zoned Agriculture Residential which permits single-family residential (one dwelling per lot) and has the following dimensional requirements:

Agriculture Residential Dimensional Requirements

Minimum Lot Size:	60,000 square feet (0.92± acres)
Minimum Road Frontage:	200 feet
Retreat Lot Area:	120,000 square feet (2.75± acres)
Minimum Road Frontage – Retreat Lot:	40 feet
Minimum Side Yard Setbacks:	20 feet
Minimum Front Yard Setback:	40 feet
Minimum Rear Yard Setback:	20 feet
Maximum Lot Coverage:	30%
Contiguous Minimum Upland:	40%

Plympton Subdivision: Subdivision options on the subject site include utilizing the subject's abundant upland and road frontage using the approval not required (ANR) option. The Planning Board reviews all ANR retreat lot requests. Basic limitations of a definitive subdivision include a maximum of eight single-family lots per cul-de-sac and 500± linear feet for dead-end street lengths.

Plympton Wetlands Protection Bylaw & Flood Zones: There are a total of 76.45± acres of wetlands on the subject site. Plympton has a municipal Wetlands Protection Bylaw that is supplemental to the State Wetlands Protection Act and is enforced locally by the Plympton Conservation Commission. The bylaw applies to all areas within 100± feet of a wetland and no alteration of any kind is allowed in the inner 25-foot "no touch" zone. Based on data from MassDEP, there are 63.4± acres of wetlands on the property mostly located in the interior of the site. A Notice of Intent must be filed with the Conservation Commission for any proposed activity within this 100-foot resource area.

The site is also within the 100-year flood zone. However, this area is outside of any residential development potential of the property.

Title V Regulations: Any new development on the subject property would require private on-site septic systems. All septic systems must also be 100± feet from a private water supply and 20± feet from a property line. The soils on the subject property are generally considered to be suitable for on-site septic systems but must be verified by buyer.

Halifax Zoning Regulations: The Halifax portion of the property is zoned Agriculture-Residential (AR) which allows single-family residential as of right and multifamily housing by special permit, along with a variety of institutional/public uses with special permits. The AR district has the following dimensional requirements:

Agriculture Residential Dimensional Requirements

Minimum Lot Size:	40,000 square feet (0.92± acres)
Minimum Road Frontage:	150 feet
Estate Lot Area:	80,000 square feet (1.84± acres)
Minimum Road Frontage – Estate Lot:	50 feet
Minimum Side Yard Setbacks:	30 feet
Minimum Front Yard Setback:	50 feet
Minimum Rear Yard Setback:	40 feet
Maximum Lot Coverage:	25%
Maximum Height:	2 ½ stories, 40 feet

Property Information
Billings Gate Farm
5 County Road
Plympton, Massachusetts 02367

Billingsgate Farm is a 223-acre farm located in Plympton & Halifax with two special homes and extensive road frontage along County Road. The site is improved with a c.1800 antique cape measuring 1,997 sq ft with modern updates while retaining its Colonial-period charm with fireplaces and murals throughout. The Barn House has 2,958 sq ft of living space with open floor plan with loft style living space, Adirondack fireplace, timber framing and stonework throughout. Attached is a 2,240 sq ft barn used for storage. Out buildings include studio, mike storage shed, raised bed gardens, two greenhouses, & chicken coop. The site is mostly level and framed by extensive stone walls, cherry, apple & peach trees, three main fields for farming, & prime agricultural soils.

PROPERTY:

- 223 ± Acres
- 1,997 sq.ft. Antique Cape House
- 2,958 sq.ft. Barn House
- 2,240 sq.ft. Barn
- Outbuildings: studio, storage shed, two greenhouses and chicken coop
- Property also includes raised garden beds, cherry, apple, and peach trees, as well as three main fields for farming and prime agricultural soils

BARN HOUSE RESIDENCE:

- Front Entry welcomes you with rustic stone walls and stone flooring
- Open concept main floor with kitchen, living and dining area equipped with rustic wood flooring, antique farmhouse beamed ceilings, stone wood burning fireplace and coal stove
- The lofted second floor offers high ceilings, additional living space and wood burning fireplace, on either side of the fireplace there are large windows from the Hancock Tower
- Third level offers three large bedrooms, and full bath
- Forth level features a flex space with two skylights

CAPE HOUSE:

- Muraled foyer allows access to both the living room and family room, both equipped with wood burning fireplaces and antique hardwood floors
- Spacious formal dining room with hand painted wallpaper and wood burning stove
- Eat-in kitchen offers a large farmhouse sink, wood burning fireplace, and access to screened in sunroom
- The first floor also offers a full bath, office space, and reading room
- The second floor featured two bedrooms, both with closets and wood burning fireplaces

UTILITIES:

- Well water
- Barn Heating: Oil
- Cape & Greenhouse Heating: Propane
- Private Septic
- Central Air
- Wired for Comcast













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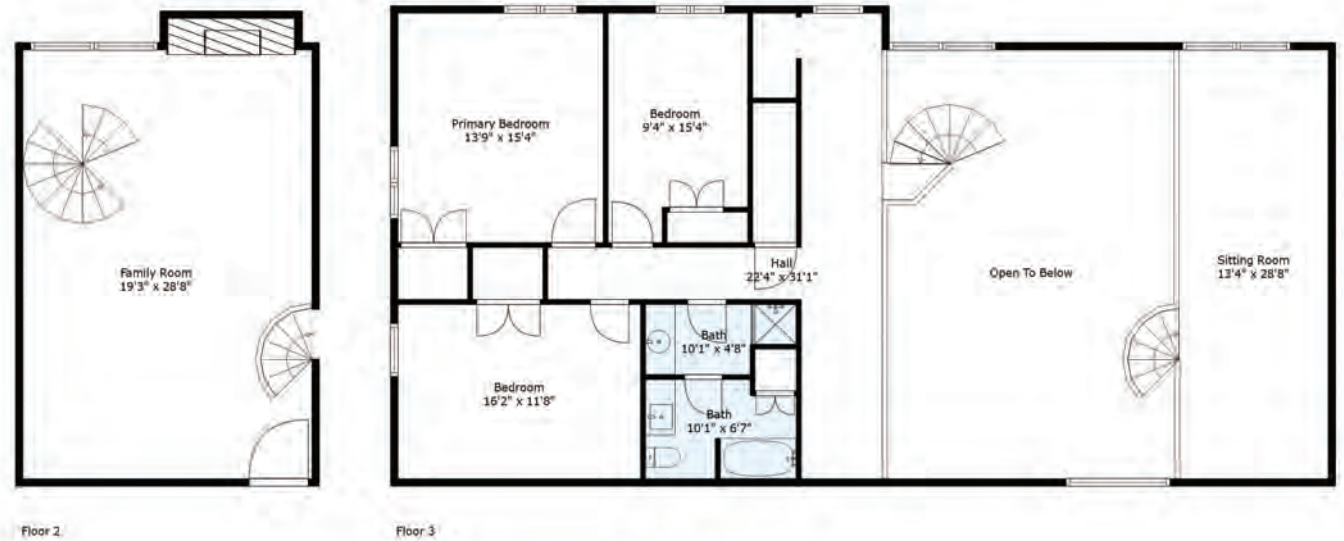








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Floor 2

Floor 3

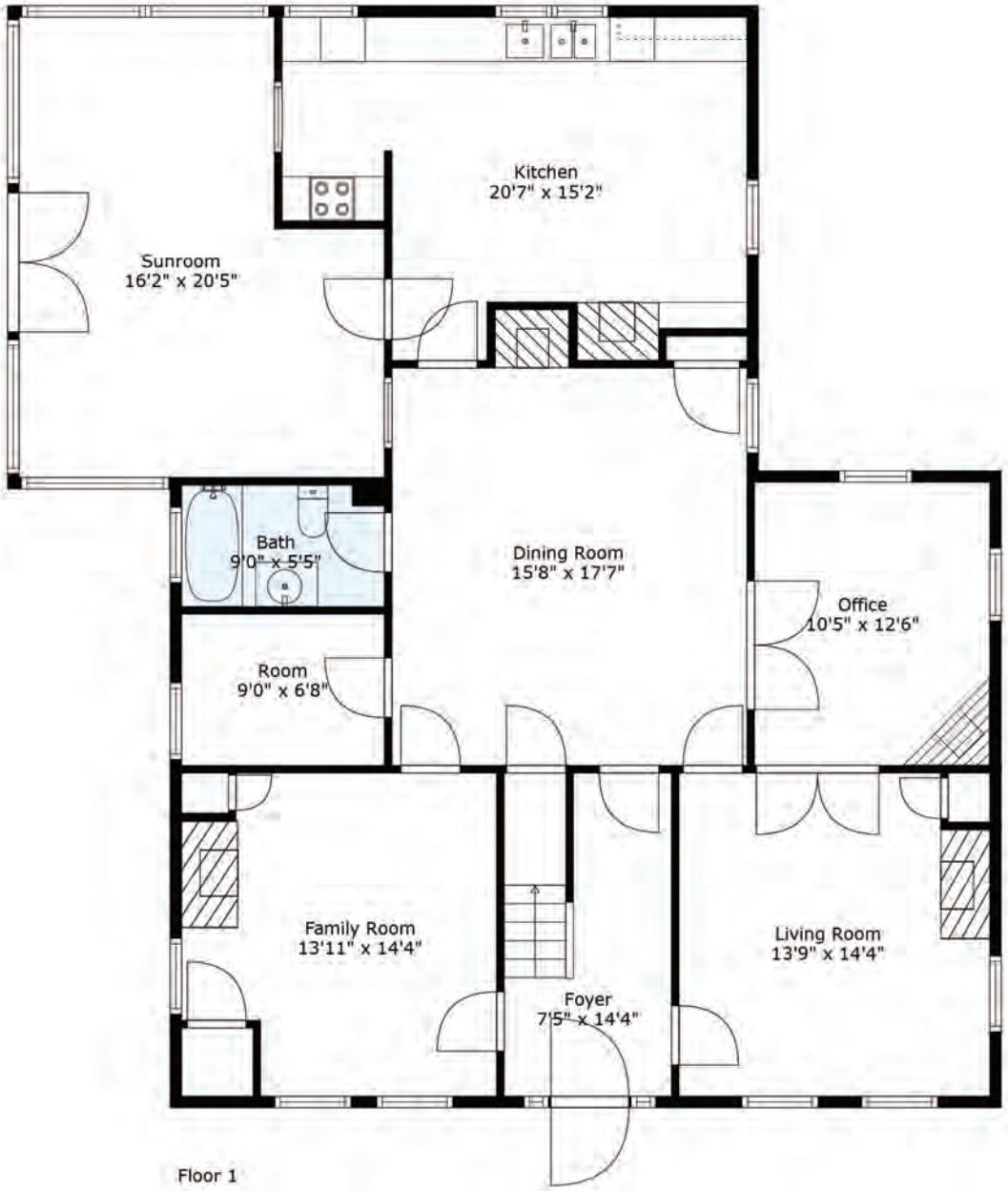


Floor 1

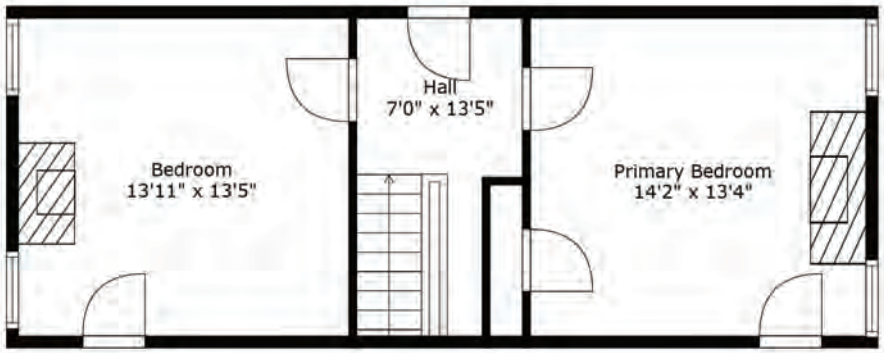
Estimated areas

GLA FLOOR 1: 1174 sq. ft, excluded 20 sq. ft
GLA FLOOR 2: 601 sq. ft, excluded 20 sq. ft
GLA FLOOR 3: 1096 sq. ft, excluded 858 sq. ft
Total GLA 2871 sq. ft, total scanned area 3246 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Floor 1

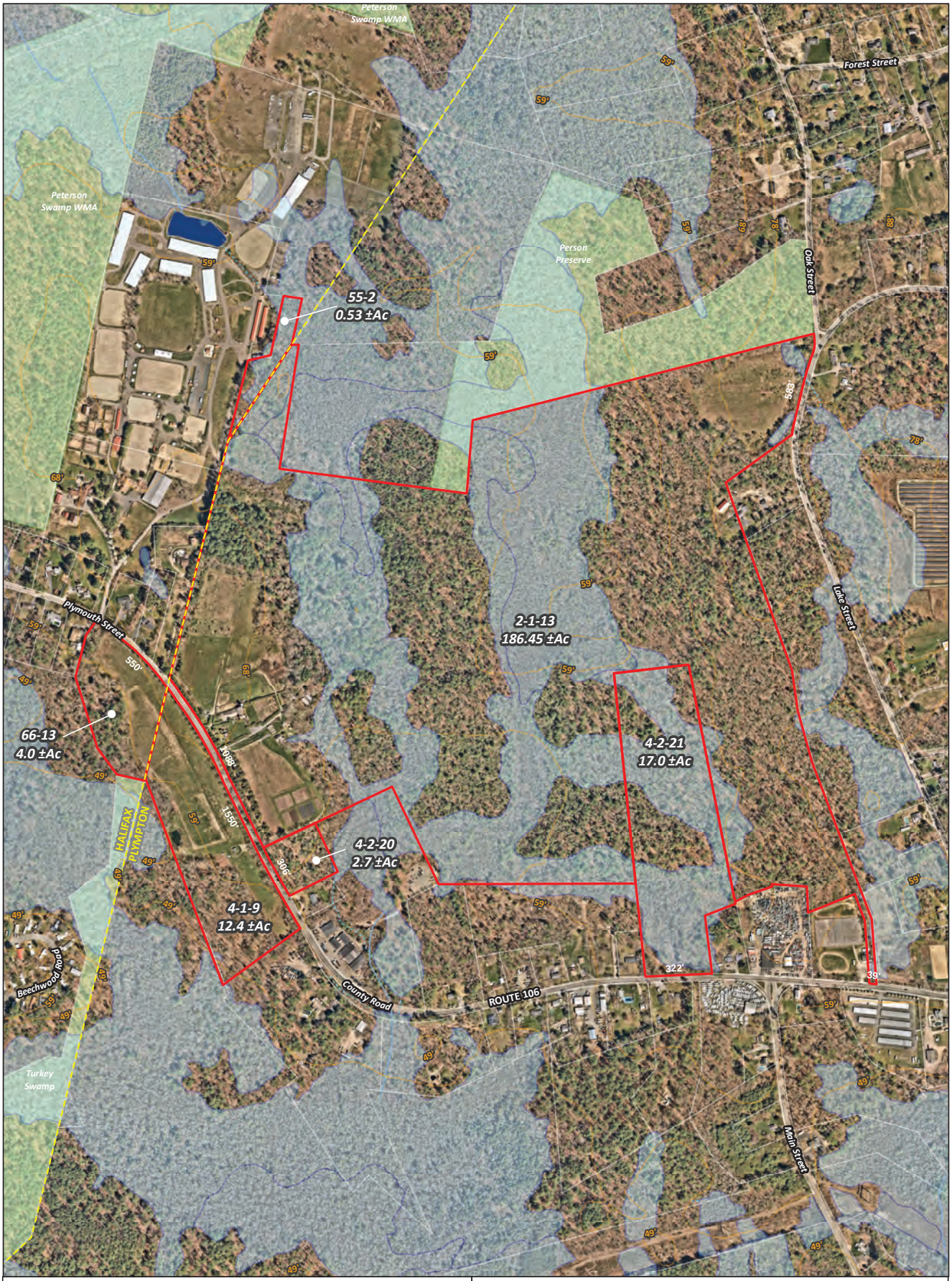


Floor 2

Estimated areas

GLA FLOOR 1: 1723 sq. ft, excluded 0 sq. ft
GLA FLOOR 2: 529 sq. ft, excluded 0 sq. ft
Total GLA 2252 sq. ft, total scanned area 2252 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Legend

- Subject Property - 223.08±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2024 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA4668

Date: 05/17/24

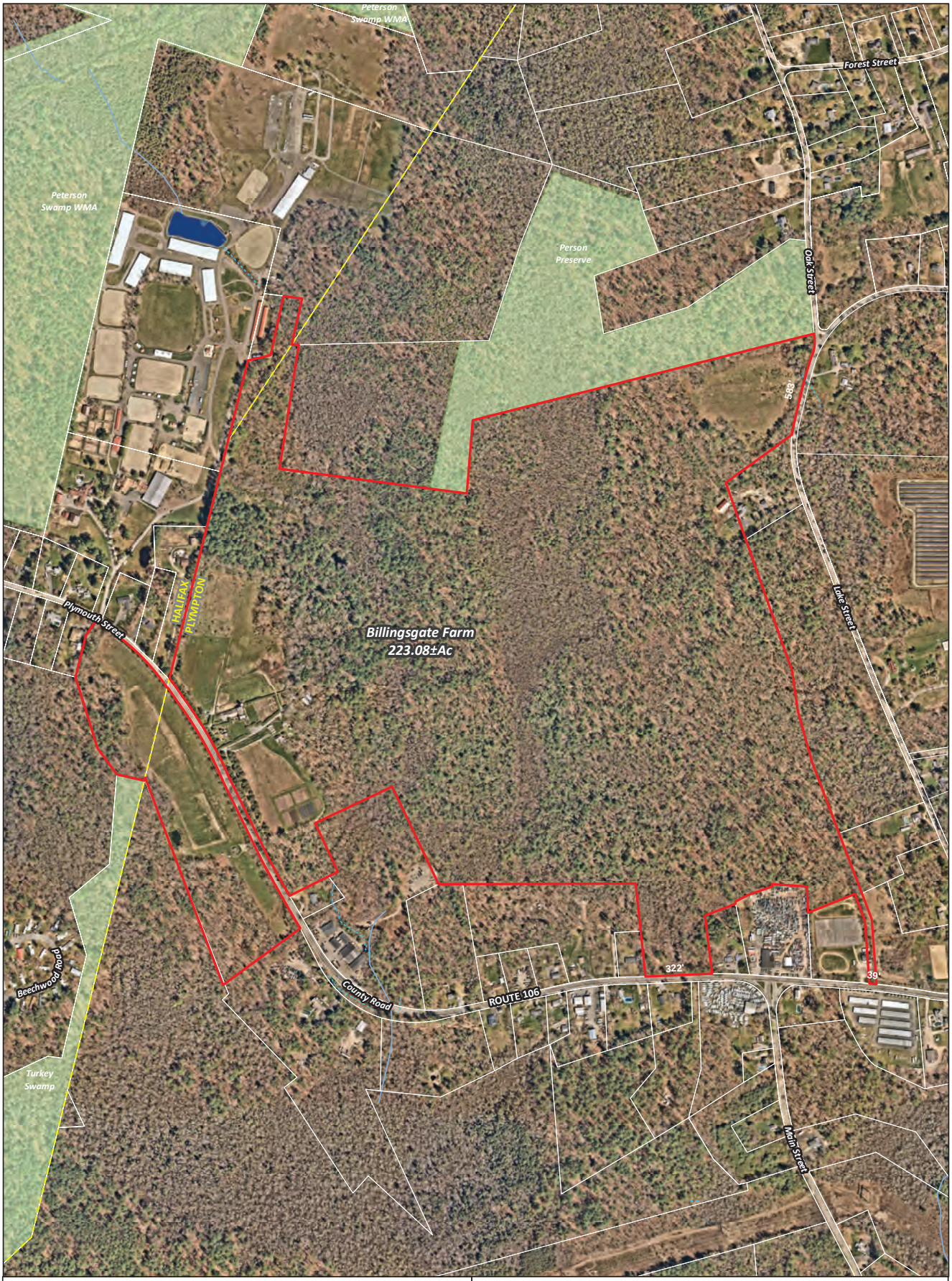
Scale: 1 " = 500 '

0 250 500 1,000 Feet

This plan is conceptual only and is not represented as an engineered plan.

Eight Mates, LLC:
Billings Gate Farm
Plympton/Halifax, MA

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Legend

- Subject Property - 223.08±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Perennial Streams
- Intermittent Streams

Credits: 2024 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

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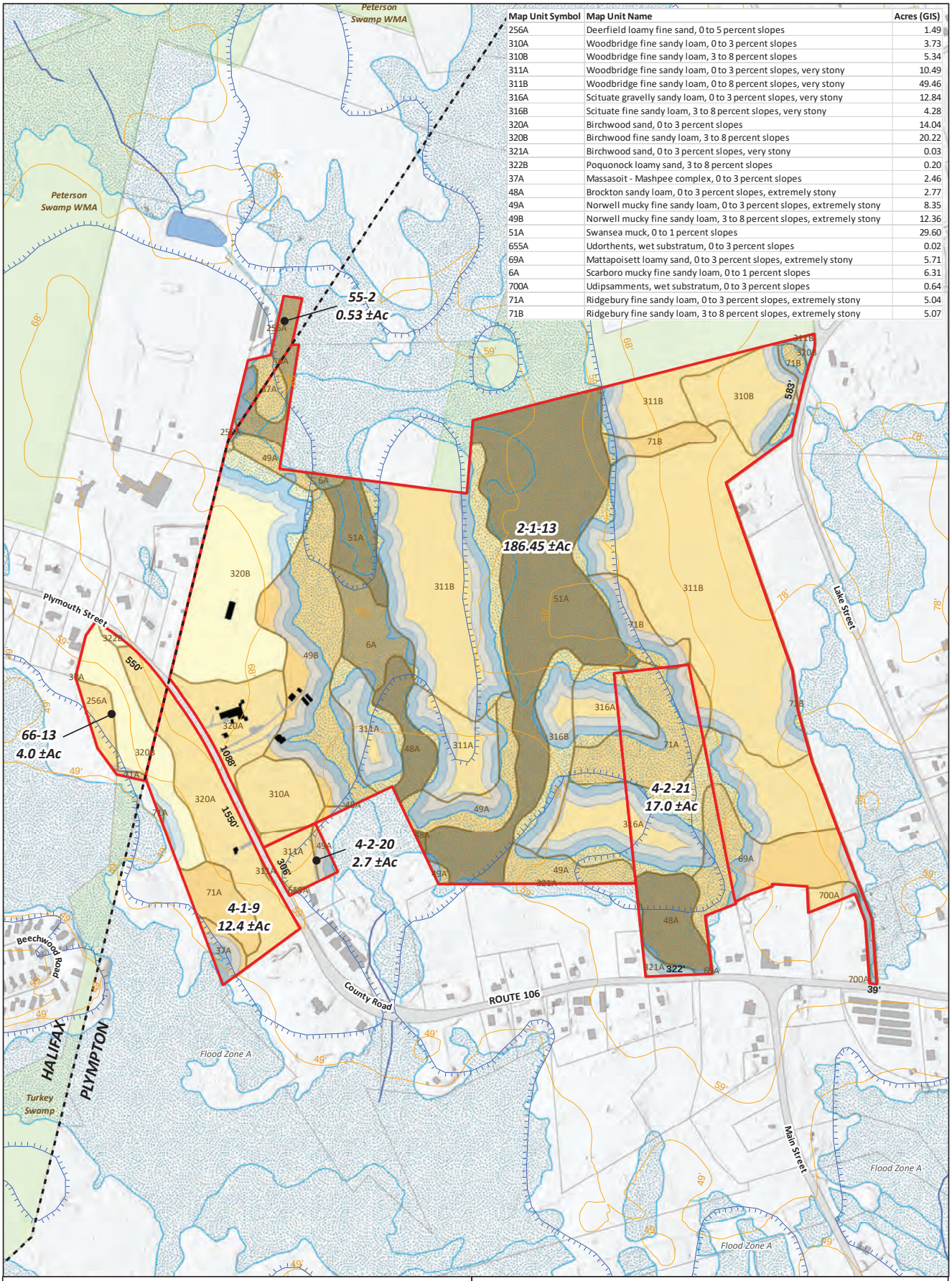
Scale: 1 " = 500 '

0 250 500 1,000 Feet

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Map Unit Symbol	Map Unit Name	Acres (GIS)
256A	Deerfield loamy fine sand, 0 to 5 percent slopes	1.49
310A	Woodbridge fine sandy loam, 0 to 3 percent slopes	3.73
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	5.34
311A	Woodbridge fine sandy loam, 0 to 3 percent slopes, very stony	10.49
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	49.46
316A	Scituate gravelly sandy loam, 0 to 3 percent slopes, very stony	12.84
316B	Scituate fine sandy loam, 3 to 8 percent slopes, very stony	4.28
320A	Birchwood sand, 0 to 3 percent slopes	14.04
320B	Birchwood fine sandy loam, 3 to 8 percent slopes	20.22
321A	Birchwood sand, 0 to 3 percent slopes, very stony	0.03
322B	Poquonock loamy sand, 3 to 8 percent slopes	0.20
37A	Massasoit - Mashpee complex, 0 to 3 percent slopes	2.46
48A	Brockton sandy loam, 0 to 3 percent slopes, extremely stony	2.77
49A	Norwell mucky fine sandy loam, 0 to 3 percent slopes, extremely stony	8.35
49B	Norwell mucky fine sandy loam, 3 to 8 percent slopes, extremely stony	12.36
51A	Swansea muck, 0 to 1 percent slopes	29.60
655A	Udorthents, wet substratum, 0 to 3 percent slopes	0.02
69A	Mattapoisett loamy sand, 0 to 3 percent slopes, extremely stony	5.71
6A	Scarboro mucky fine sandy loam, 0 to 1 percent slopes	6.31
700A	Udipsamments, wet substratum, 0 to 3 percent slopes	0.64
71A	Ridgebury fine sandy loam, 0 to 3 percent slopes, extremely stony	5.04
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	5.07

Legend

- Subject Property - 206.08±Ac
- Adjacent Properties
- Building Footprints
- Protected Land
- Soil Types
- Hydric Soils 88-95%
- Hydric Soils 100%
- Open Water
- Wetlands - 76.45±Ac
- 100 Year Flood Zone
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

Project Number: MA4668

Date: 05/17/24

Scale: 1 " = 500 '

0 250 500 1,000 Feet

This plan is conceptual only and is not represented as an engineered plan.

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