**Wildlands Trust**

**Land Committee**

**Potential Project Summary**

**Property Information**

1. **Project Type:** Land Purchase
2. **Project Title/Location:** Tayler Property, Plymouth.
3. **Property Information:**

*Owner:* Tayler QTIP Investment Trust

*Location*: Mast Road and Halfway Pond, Plymouth

*Acreage:* Approximately 10.2

*Project Summary:* The subject Property has long been a preservation priority for the Trust because of its proximity to our existing Halfway Pond Preserve, Mast Road, and the pond itself. It is also integral to our ongoing effort to pursue an intensive ecological restoration effort along Halfway Pond’s western shore that would permanently curtail vehicular traffic, and allow for the revegetation of native species along the pond shore.

Several years ago we reached out to Irene Tayler, the longtime owner of the property, seeking to engage her in a conversation about selling the land. At that time she expressed interest in possibly the selling the land at a later date. Just a few months ago, her attorney contacted us and indicated that she wanted to sell the Property as soon as possible. We ordered an appraisal, and after some negotiating agreed to purchase the Property for $137,500

*Brief Property Description*: The Property is a rectangular-shaped, primarily wooded parcel with varying topography. It is entirely wooded upland, and includes 423 feet of frontage on Mast Road and Halfway Pond.

*Brief statement on alignment with WLT acquisitions criteria:* The proposed project satisfies and is consistent with several of our acquisitions criteria, including “Favorable Landscape Context” and “Outstanding Ecological Significance”.

1. **Financial Information/Closing Timetable**

*Purchase Price*: $137,500

*WLT Anticipated Funding towards Purchase*: A private donor has pledged the entire amount needed to purchase the land.

*WLT Due Diligence Expenses*: We have or will incur the following due diligence expenses:

Legal Costs:

Title Examination: expected to cost $1500

Title Insurance: expected to cost approximately $775

ESA Report: $100

*Anticipated Closing Date*: June 16, 2017.

*Start-up Costs (fee lands):* As the Property is a strategically vital but modestly scaled addition to an already existing and sizable Trust preserve, we will not be incurring any substantial start-up costs. Instead, our expenses will be limited to signage, and possibly trail marking.

*Endowment Offered*: No.

1. **Stewardship Information/Prognosis**

*Project Structure:* The Trust will own the subject Property, and incorporate it within our Halfway Pond Conservation Area.

*Abutters:* The Property is strategically located within an area that includes large open space holdings. The Trust’s Halfway Pond Conservation Area abuts to the north and west, Mast Road and Halfway Pond abut to the east, and two parcels comprising approximately 41 acres owned by Advaita (formerly The Philosophy Foundation) abut to the south. We are in active discussions with Advaita representatives about acquiring some or all of their holdings.

The expanse of Myles Standish State Forest is situated approximately three-fifths of a mile to west.

*Existing Encroachments*: None known at this time.

*Boundaries/Survey Plan*: The Property is shown as Lot 7-4 on a recorded plan of land prepared in 1987.

*Anticipated Activities on the Property*: The Property will be incorporated into our existing Halfway Pond Conservation Area, and will support a variety of passive recreational uses typically allowed on Trust preserves, including hiking, cross-country skiing, and nature study.