

KAWAMOTO FARM PURCHASE—REQUEST FOR PROPOSALS 2021



Jefferson LandWorks Collaborative seeks qualified farmer to purchase historic Kawamoto Farm and house for active agricultural use

Photos by NWMLS

The historic Japanese-American Kawamoto Farm in Quilcene's Leland Valley will be for sale at an affordable agricultural price. The farm is located next to Lake Leland, alongside Highway 101, with moderately-sloped rolling topography.

The property will be permanently protected with a conservation easement by Jefferson Land Trust this year, conserving the property's agricultural and forestry values. Jefferson LandWorks Collaborative is working to find a buyer or buyers to purchase the farm after the easement is in place to bring the land back into active agriculture and contribute to the local economy.

THE FARM:

- Located at 289274 Hwy 101 Quilcene, WA.
- 148-acre property: approximately 40 acres of farmland, 108 acres of forestland.
- Historic agricultural uses include dairy farm and cattle grazing, with minimal crop production.
- Domestic and livestock water source is an onsite stream. Dept. of Ecology records indicate a surface water right to Lake Leland for 48 acre feet/year from 1963; continued and future uses of this right to be verified by buyer(s).
- Infrastructure includes:
 - House built in 1938, 2,100sqft, likely needs improvements; LWC is pursuing house inspection to determine condition—information can be shared with applicants.
 - Barn & loafing shed (operational); Derelict milking parlor and shed.
 - Potential buyer will be responsible for conducting due diligence investigations.
- Open market price was \$965,000. As a result of the conservation easement, **the chosen farmer will purchase the property from the Kawamoto Family for under \$500,000.**



THE PERMANENT CONSERVATION EASEMENT:

- Property will have two residential development rights (one is currently utilized), limited to within two contained zones of 1.8 and 0.8 acres.
- 40 acres of farmland will be permanently preserved for farming activities.
- The forestland must be managed with a forest stewardship plan approved by Jefferson Land Trust, which prohibits clear-cut harvesting.
- Project partners retain the right to develop an on-site interpretive display to honor the Japanese-American history of the farm.

THE PROCESS:

- 1) Interested applicants will provide a one page letter of interest **by Sept. 30, 2021** to Jefferson LandWorks Collaborative describing their farming background, why they are interested, and proposed use of the property. Please contact info@jeffersonlandworks.org for acceptable alternative formats to a written letter.
- 2) Following submission of interest, there is an opportunity to visit the farm in person (or virtually) in mid-October prior to submitting the full proposal. Out of respect to the current landowner, please do not visit the farm outside of our scheduled farm visits.
- 3) Second phase: applicants will submit a full proposal which will include a business plan and farm plan; financing plan for purchase of the property; and references. Due by November 19th, 2021. Interviews will be conducted in early December for top proposals.

We encourage Socially Disadvantaged Farmers and Ranchers to apply (defined by USDA as African Americans, American Indians, Alaskan Natives, Hispanics, Asians, and Pacific Islanders).

We will do our best to accommodate non-English applications, including by offering translation services whenever possible.

Applicants who may want assistance putting together an application, please see references listed below.



PLEASE CONSIDER THESE COMMUNITY RESOURCES WHEN PLANNING YOUR PROPOSAL:

- North Olympic Development Council (Farm Business Advising) Mark@noprcd.org
- Craft 3 (Financing) elindholm@craft3.org
- Jefferson County Conservation District (Farm plans) info@jeffersoncd.org
- Port Townsend Food Coop (Market demands) deb@foodcoop.coop
- Jefferson Land Trust (Farmland preservation information) sspaeth@saveland.org
- WSU-Extension Office (Small Farms Info) kellie.henwood@wsu.edu



Please send letter of interest to:

LandWorks Collaborative
info@jeffersonlandworks.org

On or before Sep. 30, 2021