

OCTOBER FARM

An historic farm in the heart of San Juan Valley



FLOOR PRICE: \$ 785,000

DEADLINE: JANUARY 15, 2016

BACKGROUND: The San Juan Preservation Trust and San Juan County Land Bank have entered into an agreement to purchase the 313-acre Zylstra Lake property in San Juan Valley. These two conservation organizations are now conducting an accelerated feasibility study to determine if this project can attract the financial backing it will need. This agreement, which expires on December 1, 2015 (should we decide not to proceed), includes a \$3.0 million purchase price.

To supplement our fundraising effort, we are now exploring the possibility of re-selling 30 acres of the property that include the farmhouse and additional structures. Proceeds from this sale would be used to help us meet our \$3.0 million purchase price for the entire 313-acre Zylstra Lake property.

OPPORTUNITY: Known historically as “October Farm,” this 30-acre parcel features a spacious farmhouse with sweeping views across protected farmland to the Olympic Mountains. Two large barns and a number of other outbuildings could support a number of uses, with infrastructure that includes a private well and septic system. This farm is situated on the highest quality agricultural soils on the island, and, upon

payment of the purchase price for the Zylstra Lake property, it will be bounded on all sides by properties that have been permanently conserved by the San Juan Preservation Trust and County Land Bank. Surrounded by wide open spaces and fertile fields, this would be the perfect place for a market garden and/or livestock and horses. Opportunities could exist to lease additional adjacent land for farming purposes. Prior to selling October Farm, the Preservation Trust and/or County Land Bank will place a conservation easement on the property that will limit future development to a building area that includes the existing farmhouse residence and nearby structures.

This is a rare opportunity to acquire one of the most unique properties on San Juan Island.

OUR PLANS: October Farm is next door to the 283-acre Zylstra Lake property that we hope to acquire. If we succeed, the upper lake could feature a public swimming and picnicking area, opportunities for fishing, sailing, and non-motorized boating, and community walking trails among other features. A



smaller lake to the south of the farm property would be managed to provide salmon and cutthroat trout habitat and year-round stream flow.

PROCESS: To estimate the interest – and potential revenue – that a sale of October Farm might generate, we are soliciting “term sheets” from potential buyers (see attached) on or before January 15, 2016. Should we proceed with this acquisition, we will begin negotiating with the buyer that submits what we determine (at our full discretion) to be the most compelling term sheet. Should that negotiation end without a deal, we will turn our attention to what we feel is the next most compelling term sheet (and so on) until a transaction is completed.

DISCLAIMER: This term sheet will provide the basis for a definitive purchase and sale agreement once accepted by the parties. However, neither this nor any future communication are to be considered binding on any party until such time that a definitive purchase and sale agreement has been executed by the appropriate parties.

For more photos and property details, visit <http://www.sanjuansre.com/homes-for-sale-details/859-862-VALLEY-FARMS-RD-SAN-JUAN-ISLAND-WA-98250/772240/26/>.

For an aerial tour of the property, visit <http://youtu.be/xmmFe5Xschc>



OCTOBER FARM
TERM SHEET
FLOOR PRICE: \$ 785,000

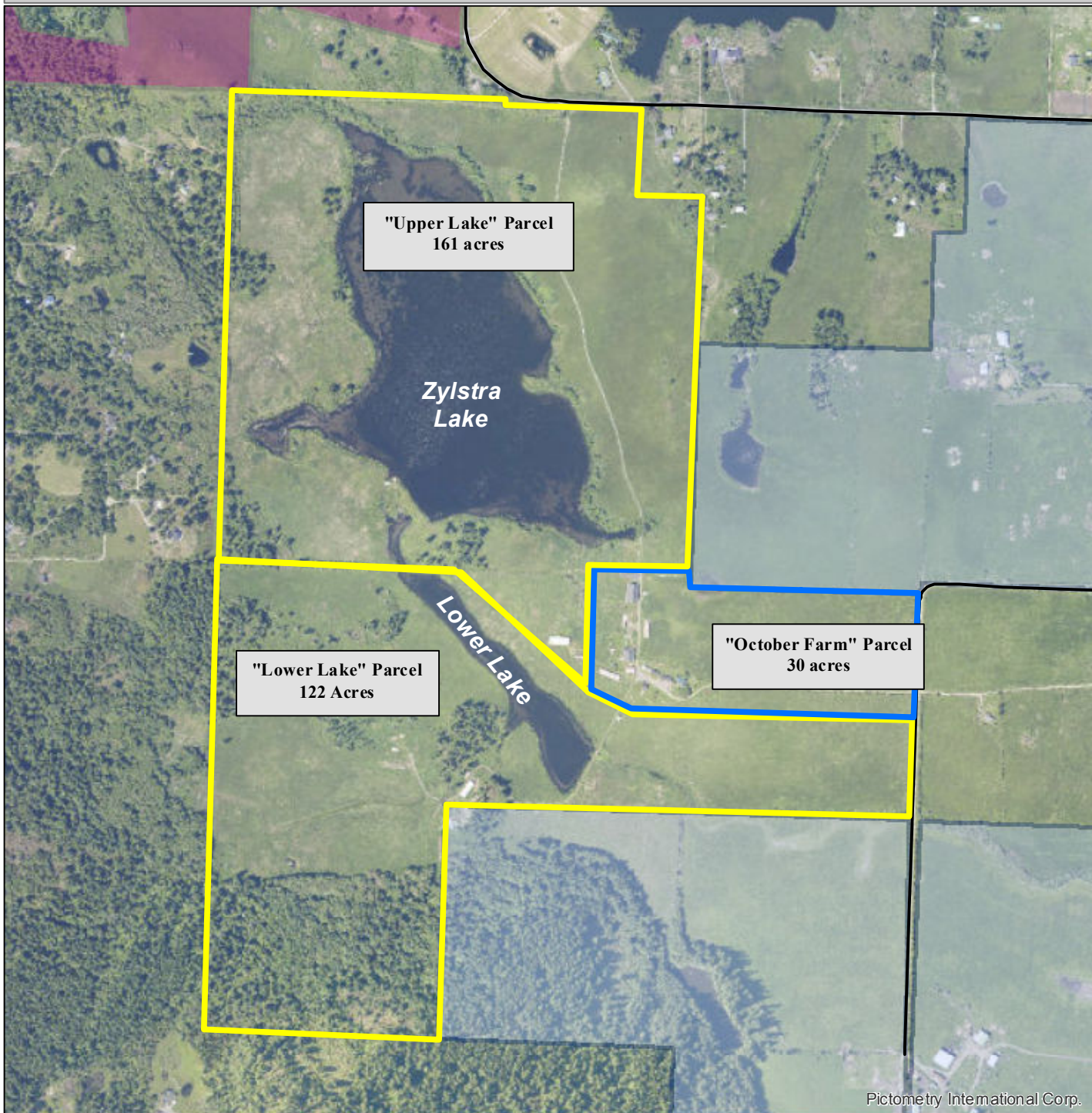
QUESTIONS FOR PROSPECTIVE BUYERS:

1. What price you are willing to pay?
2. Will you require financing?
3. How much earnest money are you willing to submit (note that earnest money would be fully refundable until removal of any due diligence contingency)?
4. How many days would you need to conduct your due diligence?
5. When would you be able to close on the purchase?
6. What is your intended use for the property?
7. Would you be interested in leasing, for agricultural purposes, additional adjacent acreage owned by the San Juan Preservation Trust or County Land Bank?
8. Anything else we should consider?

Please include your name and contact information (address, phone, email) and submit this term sheet on or before January 15, 2016 to:

Greg King, *Broker*
Windermere Real Estate
360-298-0390 or greg@gregkingsanjuan.com

Zylstra Lake Project



 SJPT Protected Lands

 Land Bank Preserve

N



0 0.125 0.25 0.5 Miles

