

Sherman-Rulon Farm

ROUND 2 Q&A

- Question:* What do the perc test results mean?

Answer: These percolation test results mean that the property can support a septic system, and the location of the leaching field would need to be over the site where the percolation tests were completed. A buyer could complete a new set of perc tests if s/he wanted the leaching field in a different location within the buildable area. Please refer to the map associated with the perc test results.
- Question:* There appears to be a difference in plot boundaries between the aerial map and the 'plan of land'. Do the boundaries follow the stone walls as the aerial shows, or are they located west of the walls and farther into the fields as the plan shows?

Answer: Please follow the Plan of Land for accurate boundary locations, which follow west of the stone walls for the southeast corner of the property. The property boundaries are also marked on the property itself and we will point these out on a property tour.
- Question:* Are there restrictions on the type of residence to be built? Maximum size? Would an in-law apartment be allowed within the single family home classification?

Answer: The restriction does not restrict the type of residence, maximum size or in-law apartment. The restriction permits the construction of a residence as permitted by Westport's zoning bylaws.
- Question:* How does financing work?

Answer: WLCT is selling this property outright and is not offering seller financing. Each prospective bidder is responsible for his/her own financing. Most major financing institutions will issue a pre-approval letter, including Farm Credit East. We have had inquiries about the Farm Service Agency (FSA) loans. FSA does not issue pre-approvals and can only issue approval with 60-day notice once a Purchase and Sale Agreement is signed. If prospective bidders are working with FSA, we would suggest that you demonstrate your loan qualifications in the proposal and consider having back-up financing.
- Question:* How are you reviewing the proposals?

Answer: WLCT will keep all proposals sealed until the deadline. We will then review the proposals based on the criteria in the RFP, which emphasizes financial viability to complete the purchase, manage a farm operation and manage the property in accordance with the restrictions. (Please refer to the RFP for the full set of criteria.) WLCT will seek input from community members, farmers and professionals in the agricultural and farm financing fields. That input will be sought in an anonymous way,

with the bidders identifying information removed. WLCT's board of directors has the ultimate responsibility to select a winning bidder.