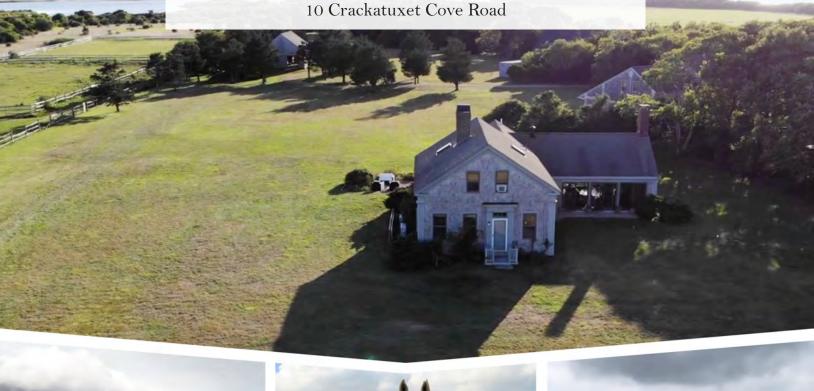
Katama Family Compound





Exclusively Listed by:



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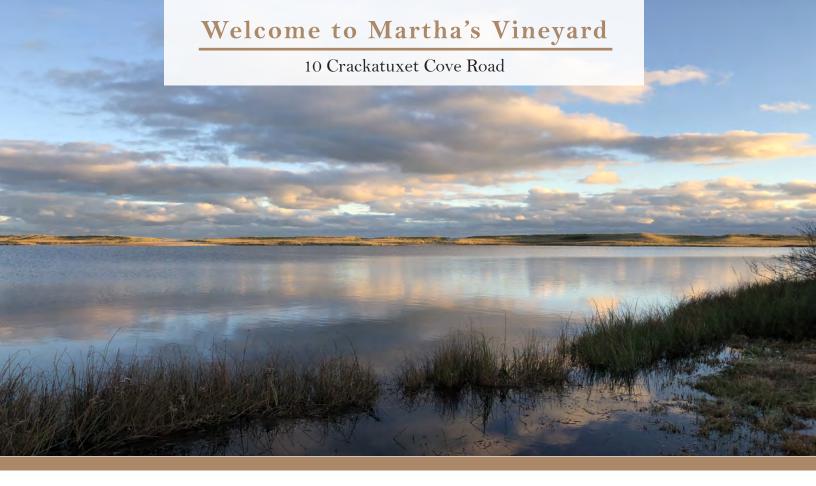
Once-in-a-lifetime opportunity to own a 3-acre family compound on historic Herring Creek Farm in Katama. This magical property includes easy access to 1,500 feet of scenic South Beach and Edgartown Great Pond beach.

The compound boasts a main house, a "detached" 2,200 s/f year round dwelling, and a detached garage with deeded 480 s/f office space. For the horse enthusiast, there is an equestrian center that includes a barn with 3 stalls.

See, hear and smell the ocean while surrounded by over 215 acres of Nature Conservancy and farmland. Welcome to your slice of paradise!

Exclusively Listed at \$8,400,000

Disclosure: The Broker is related to the Seller.



Just seven miles off the coast of Cape Cod, the island of Martha's Vineyard is a world of its own – a spirited place to spend carefree days with family and good friends or just a quiet retreat all to yourself.

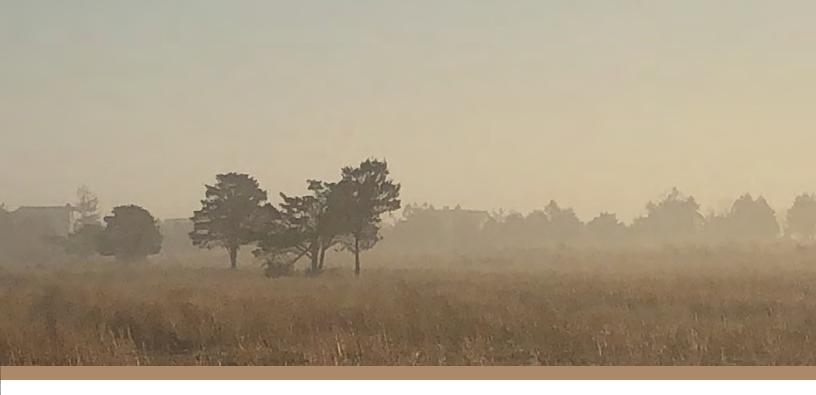
Each town has its own unique vibe and personality. Whether you like watching the sunset in the quaint seaside village of Menemsha or prefer the more outgoing night-life scene of Oak Bluffs, this magical Island has something for everyone.

With a wide range of outdoor activities, Martha's Vineyard offers so much more than the beautiful beaches we are justly famous for! Boating, fishing, kayaking, hiking, horseback riding and fitness training are just a few of the many activities that we enjoy.

And, there's more going on indoors. Enjoy a cooking class that relies on organic ingredients from local farms, explore woodcarving, pottery making, hone your writing skills, visit a museum, or watch glass blowing by a local artisan.

Preserving Our Environment

10 Crackatuxet Cove Road

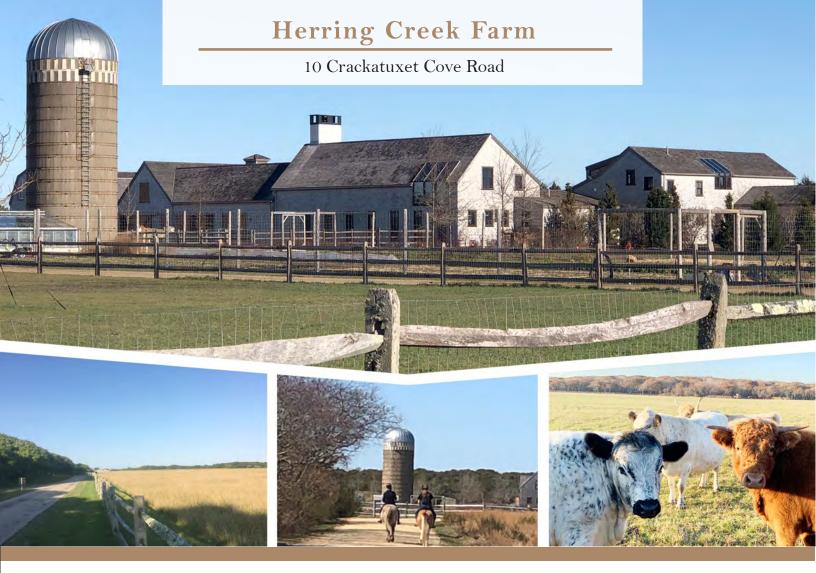


The residents of Herring Creek Farm embrace the land that they are fortunate enough to live on.

When my grandfather sold the Farm in 1969, one of his primary concerns was that it remain "Forever Wild". The Landowners Association has a full-time, on-site farm manager who cares for the animals, manages the property and works closely with state and local officals in order to fulfill my grandfather's vision of preservation.

Over 100 acres of the Farm is pasture land and the 55-acre field on the northeastern border of our property and the 4-acre parcel that my parents donated is owned in partnership with the The Nature Conservacy (www.nature.org).

The protected conservation land that abuts our property provides a buffer that makes our 3-acre compound feel more like a 60-acre estate.



Herring Creek Farm is one of Martha's Vineyard's most recognizable and desirable addresses.

There are 14 privately owned homes thoughtfully located on 215 unspoiled acres. The Farm consists of conservation land with open pastures, well maintained barns and stables, grazing farm animals and the unparalleled beauty of South Beach. My grandfather, Benjamin Harrison Cohan, a wool merchant from Wellesley, purchased the Farm in 1947. He acquired additional acreage and raised Holstein cattle for milk production. During the 1950s, the Great Plains Farm as it was known then, was the largest dairy farm on the Island.

In 1969, The Wallace brothers purchased the property and renamed it Herring Creek Farm. Local farmer, Donald McGuire managed the new operation which raised up to 200 head of Hereford cattle.

In 2001, the Farm was sold to two non-profit conservation organizations, the Nature Conservancy and the FARM Institute, along with several private parties. Members of my family, re-purchased a portion of the operating farm from the FARM Institute in 2004.

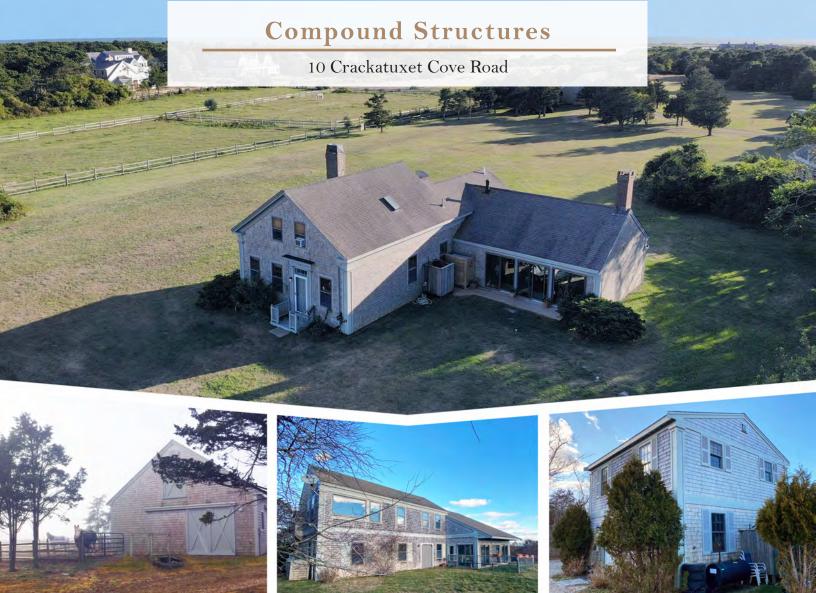


The Herring Creek Farm Landowners Association manages almost 1,500 ft. of pristine private beach on both the Atlantic and Edgartown Great Pond.

Relax and enjoy the solitude of endless days on the beach. Only 14 households have access to the Farm beach. South Beach is one of the most the popular beaches on the Island. During the summer, the public beach is often very crowded. The Farm offers the same spectacular beach without crowds or restrictions about parties, bonfires or pets.

The private beach is accessible by walking, biking or golf cart (included with purchase). This land access is what is truly special about our property. Most other south shore communities require a boat ride across the pond or a long walk/drive.

The Landowners Association provides a full time beach patrol which ensures your privacy.



The Farmhouse 4 bedrooms / 3 bathrooms

The Studio 1 bedroom / 2.5 bathrooms

Highgrove House garage / office / 1 bathroom

The Barn 3 stalls & paddocks This special compound has been in our family for over 75 years.

There are currently four structures on 3-acres. The main house was built in 1840 and the Studio, is a 2200 s/f year round "detached" residence. The garage has a second floor deeded office. In addition, there is a horse barn with 3 stalls, tack room and hay loft.

The compound has two septic systems and two new wells.



The Farm House, a traditional 19th century Cape Cod style home with modern amenities.

4+ bedrooms / 3 bathrooms 2,500 s/f

First Floor: Large family room with fireplace, kitchen, formal dining room with fireplace, living room with fireplace, bedroom, laundry, den and a full bathroom.

Second Floor: Master bedroom with en-suite, three additional bedrooms and full bath.

The Farm House was built in 1840. In 1970, my parents added a 24' x 32' great room. Open the seven sliding doors and you can feel the summertime breeze and hear the sounds of the ocean. The rustic brick floor and oversized fireplace are part of a passive solar design.

Once outdoors, the property gets even better. With a large open yard, there is ample space for a pool or spa. Enjoy coffee or dine al fresco on the brick patio while you watch horses graze or the deer wandering through the fields.

One of our favorite evening activities is relaxing in the Adirondack chairs and watching the swallows feed over the 55-acre Nature Conservancy field. With a glass of wine and good friends – what a way to pass the time.



The Studio was originally a garage that was destroyed by Hurricane Bob in 1995. My parents rebuilt and expanded it creating a comfortable residence for themselves.

1 bedroom / 2.5 bathrooms 2,350 s/f

The inviting first floor offers an enormous 28' x 36' great room which encompasses the dining, living and kitchen areas. The 12 sliding glass doors provide natural light with magnificent sweeping views and the indoor/outdoor experience so important for the Vineyard lifestyle.

Upstairs, you'll find another 600 s/f family room and office. The expansive master suite with vaulted ceiling includes a separate sleeping retreat with beach views, a comfortable sitting area with fireplace, a full bathroom and a large dressing room with multiple closets.



The Highgrove House, the Prince of Wale's summer residence this is not!

This building was moved across the Farm from a neighbors property. In 2009, my father and I renovated the interior during my first winter on the Island.

Deeded office - 480 s/f.

The Highgrove House is a $24' \ge 24'$ heated one-bay garage with a workshop. The upstairs is finished and includes 2 office suites, 2 storage areas, a kitchen and bathroom.

Water is provided from the Farm House and there is an on demand hot-water heater that supplies the building and outdoor shower.

The outdoor sitting area has unobstructed views across the Nature Conservancy field and Herring Creek Farm.

Equestrian Facility

10 Crackatuxet Cove Road



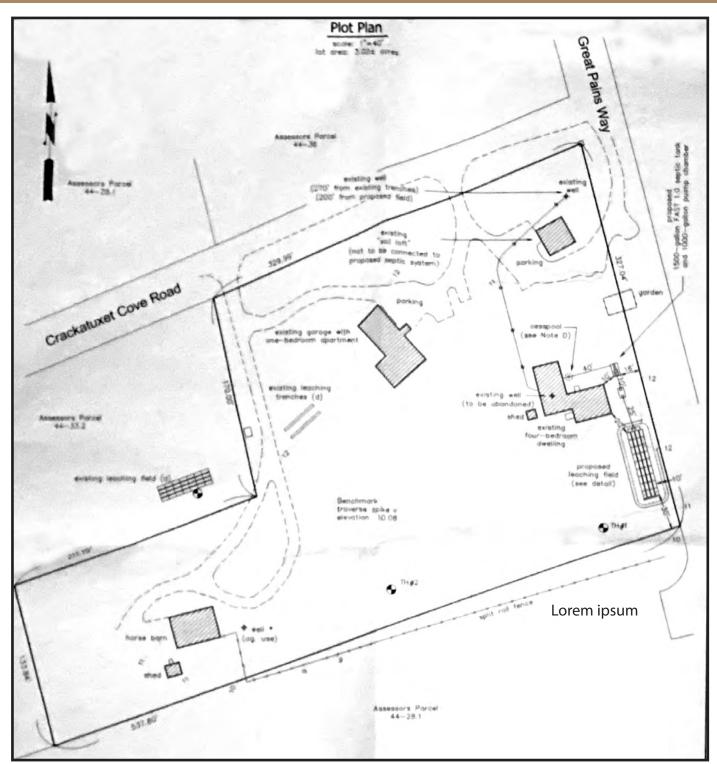
The Horse Barn is the center of our family's love of horses. My mother had a lifelong affection for anything equestrian. She rode in Madison Square Garden, appeared in Sports Illustrated Magazine and was even asked to compete on the US Olympic Equestrian Team.

My daugther has ridden since the age of 4, competed for the past 10 years and now rides for the ISHA Equestrian Team in college. The Horse Barn has two stalls, a tack room and enough space for 2 cross ties. The upstairs hay loft has enough room for 150 bales. There is a third stall in a separate outbuilding.

The barn has its own well and on-demand hot water system. Freeze proof water spigots in each paddock make it easy to keep the water troughs full.

Outside of the barn on land leased from the Nature Conservancy (not included in the sale) and Herring Creek Farm provides a wonderful backdrop for the horse lover.







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