



Mayflower Point Land Protection Opportunity: 19 Pershing Lane

BACKGROUND:

- 19 Pershing Lane, a 1.4-acre forested lot, was listed for sale for \$1,095,000 on June 21, 2025.
- Orleans Conservation Trust (OCT) was contacted by several neighbors interested in conserving the property. OCT has partnered with the Compact of Cape Cod Conservation Trusts (the Compact), and the Compact will pre-acquire 19 Pershing for \$985,000 to temporarily remove it from the open market while giving OCT a chance to raise funds for the purchase.
- If successful in our fundraising, OCT will take title from the Compact and forever protect the property as conservation land.

LAND FACTS (see map on reverse):

- **Total area:** 1.4 acres of pine-oak forest and healthy, mostly native understory.
- **Frontage:** 458 feet of frontage on Pershing Lane.
- **Development Potential:** Because of the lot's size and distance from the water, it could be clear cut and developed with a six-bedroom home.
- **Conservation Value:** The land is entirely within the Pleasant Bay Area of Critical Environmental Concern, and preventing development here will prevent further nutrient loading in Pleasant Bay. 19 Pershing is part of about 5 acres of undeveloped land in close proximity, making this an important "habitat island."

FUNDRAISING NEED:

- Thanks to a very generous anonymous donor, OCT will be able to protect the lot and ensure its future stewardship if we raise **\$350,000** from the Mayflower Point neighborhood **by December 15, 2025**.
- Donations to OCT are tax deductible, and can be mailed to Orleans Conservation Trust, 203 South Orleans Road, Orleans, MA 02653 or made online at orleansconservationtrust.org or by scanning the QR code below. **Be sure to specify "19 Pershing" as the gift purpose.**

ADDITIONAL LAND PROTECTION OPPORTUNITY:

- OCT has engaged other neighbors in the immediate vicinity of 19 Pershing to try to persuade them to conserve additional undeveloped lots or portions of lots to prevent future subdivision. If we're successful, protecting 19 Pershing could serve as a catalyst to protect up to five acres, preventing development of up to 5 new homes.

DONATE NOW!





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1 inch = 281 Feet

July 31, 2025

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