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The Region-

Of special interest to conservationist and horse riders, the Cass Farm encompasses significant wildlife habitats and is an important link in the North Quabbin Corridor, a 60-mile circular greenbelt of protected land extending from the Quabbin Reservoir to New Hampshire. Trails lead directly from the property to thousands of acres of conserved woodlands, including the Lawton State Forest and the Millers River Wildlife Management Area. Both Tully Lake and Long Pond are within Hiking or riding distance.



~ Location ~

One mile from the center of Athol, MA; three miles from Rt. 2. The Cass Farm is 90 minutes from Boston, 40 minutes from Amherst, MA and 40 minutes from Keene, NH.

Presented By
~ Anne Chadwick ~

Prudential Prime Properties
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978-314-0485

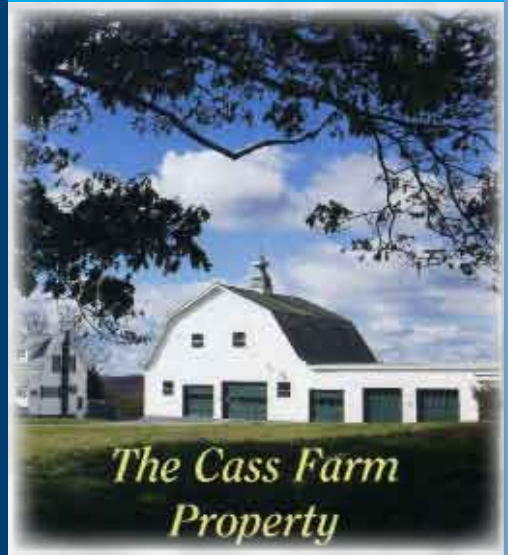
~ Anne Chadwick ~

Rock Solid!

Prudential
Prime Properties
Presents:

Cass Farm
844 Chestnut Hill Ave
Athol, MA

www.CassFarm.com



The Cass Farm
Property

For Sale:
A Unique and Historic farm
property ideally suited for
equine enthusiasts and
conservationists.

Call today for a Private Viewing. 978-314-0485



Call today to arrange a private
viewing.....978-314-0485

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You'll fall in love with this historic landmark in north-central Massachusetts. High on a hilltop in the midst of 48 acres, this farm has been in the same family for four generations. It once was the headquarters for one of the largest dairy herds in the region and prize-winning Standardbred horses. Roam the open fields and woodlands while enjoying the solitude the thousands of acres of adjoining conservation land provide. Walk from your home to the 18 stall barn and paddocks and exercise your horses on the half-mile track. This is truly a once in a lifetime opportunity to own an exclusive property. Offered at \$1,200,000

For Additional Information
Prudential Prime Properties

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Athol, MA 01331
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Historical Background-

W.W. Fish built this house on the property in 1883 and his nameplate is still to be seen on the original front door. His son-in-law and grandson began a dairy farm in the early 1900s. By 1935, it's 100-head herd produced more than a ton of milk a day. The milk was delivered to five towns with the slogan: "You can whip our Cream but you can't beat our Milk." Schoolchildren visited the dairy to learn about milk production and each was treated to a bottle of Cass Farms milk.



After the dairy business closed in 1962, the family kept Standardbred horses for 35 years, harness-racing them all over the eastern United States. A half-mile track was constructed on the farm at that time for training.

Facilities-

The barn includes 18 stalls in a heated area with water in each stall, generous garage and workshop space plus a hayloft for storing up to 2500 bales. In addition to the half-mile track, there are several paddocks and approximately 25 acres of pasture.



The property also includes mixed woodlands, a pond and a stream on the northwest boundary. Breathtaking views of the neighboring hills abound.

The 4,000 square foot farmhouse has a large, eat-in kitchen, eight bedrooms and two full baths. The dining room is complete with the original woodwork; the high ceiling accentuates the exposed beams. Conveniently located near the house is a 20' x 40' inground swimming pool.

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