

Join us in protecting Kibbe Farm!



The Opportunity

Above the limestone cliffs of Keeler Bay lies a plateau of rolling hills, forested wetlands, and open fields known as Kibbe Farm. The farm has been in operation since the early 1800s, when Ebenzer Kibbe began grazing sheep on Kibbe Point. Starting as tenant farmers, the Lalumiere family purchased the land in 1940, and have farmed it ever since.

Right now, we have the opportunity to help the family permanently conserve this important landscape. If we are successful, over 100 acres of prime agricultural soils, 60 acres of forested wetlands, and 1,550 feet of undeveloped shoreline on Keeler Bay will be protected forever. But we can't do it without support from people like you.

A benefit to the Community

Kibbe Farm provides key habitat for many species of wildlife. Bobcat, white-tailed deer, and blue-spotted salamander find refuge in the forested interior. Aquatic species such as perch, northern pike, and landlocked salmon benefit from clean water filtered by wetlands, while bald eagles perch high in the limestone bluff cedar-pine forest, a rare natural community type in Vermont.

Expansive fields not at risk of catastrophic flooding supports farm viability and food security for our region. With your help we can preserve this historic farm, keep the land affordable for future generations, and protect good land and water stewardship practices.



The Big Picture

South Hero Land Trust and Vermont Land Trust are working together with the landowners to conserve this special landscape. The land will be permanently conserved with the Vermont Land Trust through a conservation easement co-held by the Vermont Housing and Conservation Board.

To honor the Lalumiere family's deep agricultural history, the family is bringing together farm business planning experts at the Intervale Center and UVM Extension to carefully explore options for the future of this working farm that are practical, community-minded, and fiscally sustainable. The family is keeping approximately 50 acres out of the easement to allow for modest additions of farm infrastructure and housing and if desired. Through conservation you can help this family write the next chapter in the story of Kibbe Farm.





Kibbe Farm Conservation Project

Alignment with local and statewide plans

The project supports concentrating growth in designated village areas while discouraging intensive development in rural and shoreland tracts to help maintain open spaces, support working farms, and preserve scenic beauty. The project aligns with the following goals and strategies in the **2023-2031 South Hero Town Plan**:

1. “[support] Conservation easements, use value appraisal/taxation and other methods that protect important natural resources, particularly primary agricultural soils are supported.” *Page 23*
2. “Promote incentives to maintain farms and preserve agricultural land, through tax policies, regulations, and the purchase of development rights and conservation easements.” *Pages 44 and 55*
3. “Preserve the traditional working landscape and to maintain South Hero’s rural character.” *Page 23*
4. “Development shall be carefully sited and designed to limit impacts on important natural resources, including; primary agricultural soils, habitat blocks, wildlife corridors, wetlands and other natural areas” *Page 23*

The project also aligns with the South Hero **Community Values Mapping Survey** by protecting historic, scenic, agricultural values highlighted on Kibbe Peninsula by the community.

The Project supports the goals and mission of the South Hero Conservation Commission, specifically the **Phase 1 South Hero Natural Resource Inventory** which highlights the importance of protecting working lands, wildlife habitat, productive soils, wetlands, forests, and wildlife crossings. The project also protects a significant wetland and shoreline area highlighted by **Vermont Conservation Design** as “highest priority” for conservation because of the rare and sensitive nature of the natural community types present, and their role in promoting biodiversity and ecosystem functions.

Conservation of rural land also helps implement best management practices that reduce phosphorus and other runoff into Lake Champlain, protect wetlands, protect ground and



surface waters, and drinking protection areas. This project aligns with the [Keeler Bay Action Plan](#) by permanently protecting undeveloped shoreline, limiting nutrient and phosphorus runoff into Lake Champlain, and preserving local wetlands and cedar ecosystems that naturally filter water draining into the bay.

1. **Phosphorus Reduction:** Prevents high nutrient loading and sediment runoff common in unmanaged or developed shorelines.
2. **Shoreline Protection:** Safeguards fragile cedar-cliff habitats and root systems that stabilize banks and prevent severe erosion.
3. **Natural Filtering:** Retains intact wetlands and wooded buffers to filter agricultural and stormwater runoff before it reaches Keeler Bay

This project also aligns with the [2026-2034 Northwest Regional Plan](#)

- a. Overall the project supports core regional goals to maintain a strong working landscape, protect natural resource areas, and prevent unmanaged sprawl.
- b. **Preserving the Working Landscape:** Supports the regional policy to maintain agriculture and forestry as vital economic and cultural anchors.
- c. **Guiding Growth Patterns:** Helps separate rural countryside from designated compact village growth areas, fulfilling regional land-use compatibility objectives.
- d. **Protecting Natural Assets:** Protects local soil, water quality, and open-space attributes

Lastly, the project aligns with the Vermont Natural Resource Council [Smart Growth Principals](#) by preserving open space, strengthening working lands, and preventing sprawl.