



Nestled in the heart of the Tri Cities community, Local Pumpkin has been a beloved staple in the region for over a decade. This thriving farm-to-door CSA (Community Supported Agriculture) business provides high-quality, locally sourced—often organic—produce, dairy, meats, pantry staples, and meal kits through a flexible subscription model. Known for its commitment to sustainability and community, Local Pumpkin operates from a beautifully renovated farmhouse and a well-equipped, operational farm facility, making it the perfect turnkey business opportunity.

The property features a renovated 4-bedroom, 3-bathroom farmhouse with approximately 3058 sq. ft. of living space. Inside, you'll find two large living areas, a wonderful country kitchen complete with stainless steel appliances including a double oven, updated soft-close cabinets, and a butcherblock island. The farmhouse sink, perfectly positioned to overlook the backyard patio and recreation area, offers a true farm-to-table experience. French doors lead into a charming parlor, providing a cozy and inviting atmosphere.

The home is equipped with modern amenities including a newer septic system (approx. 10 years old), a hot water heater only a year old, and 4 mini splits (4 years old) and strategically placed throughout the home for efficient heating and cooling. The 16-year-old roof is in great condition, ensuring years of maintenance-free living.

Outside the farmhouse, the property offers everything needed for both business operations and leisure. The property includes a 1500 sq. ft. operational air-conditioned warehouse, a separate 200 sq. ft. office, as well as 3 exterior walk-in coolers, and 1 interior walk-in cooler (8x8, 20x8, 6x11, 10x11), which are essential for storing fresh produce and other perishable items. A grow room, 1 greenhouse, and 3 high tunnels (16x60, 20x60, 14x50) further support the farm's ability to grow produce using regenerative, no-till, and organic practices nine months out of the year.

The farm's 1-acre market garden is cultivated year-round, supported by high tunnels and greenhouses that allow for extended seasonal production. Local Pumpkin has become well-known for its community-centered approach to agriculture, providing a customizable subscription service with options for weekly, biweekly, or monthly deliveries. Customers enjoy access to over 400 items, including fresh produce, meats, baked goods, dairy, snacks, and meal kits, delivered directly to their door or available for farm pickup.

With a loyal customer base that peaked at around 600 weekly deliveries during the pandemic and now consistently averages 350 deliveries per week, Local Pumpkin continues to target growth, aiming for 500 deliveries per week. Its partnerships with regional farms, artisan producers, and local food vendors—offering everything from grains to ready-made meals—strengthen its commitment to both local economies and sustainable agriculture.

This is more than just a farm; it's a fully operational, socially responsible business that combines the best of regenerative agriculture with a digital-forward grocery delivery model. With a well-established brand, infrastructure, and inventory, it's an ideal live-on-site business opportunity for those looking to step into a thriving enterprise with strong community ties and excellent growth potential.

The price reflects the value of the farmhouse, land, barn/warehouse, office, infrastructure, walk-in coolers, greenhouses, as well as current subscription revenue and brand goodwill. Whether you're an entrepreneur passionate about sustainable agriculture or an investor looking for a scalable business model in the food industry, Local Pumpkin offers an exciting and rewarding opportunity.