



PRIVATE OFFERING

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REAL ESTATE BROKER

MICHIGAN|INDIANA

acrePRO

OFFERING OVERVIEW

Krieger Farms LLC is offering a unique opportunity to own a turnkey wholesale operation and all of its assets located in Berrien County, Michigan. The operation has been family owned and operated since 1930.

kriegersnursery.com

Holding	Price
Krieger Family Farms LLC (Michigan)	\$5,600,000



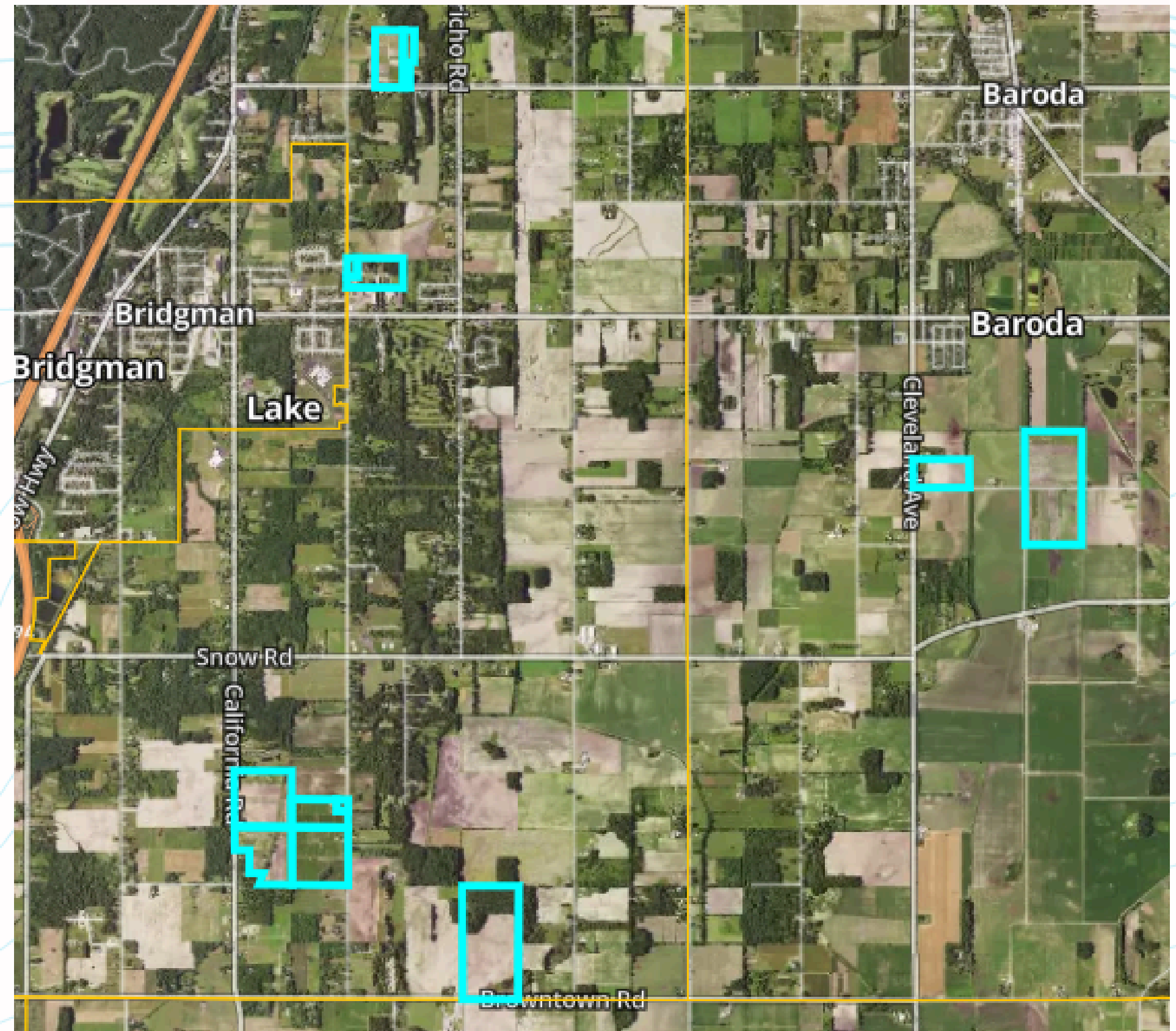
OFFERING BREAKDOWN

HoldingPriceFSA #Acres

Real Estate
Commercial location and Owner is willing to offer all equipment associated with the nursery
Permanent Plantings (25.51 Total 23.52 Cropland)
Permanent Plantings (134.54 Total 109.47 Cropland)
Tillable (19.65 Total 17.66 Cropland --1.0a Grapes)
Tillable (74.77 Total 72.81 Cropland -- 22.35 raspberry, strawberry, currant, rhubarb, and grape)
Tillable (77.89 total 53.23 tillable -- 25.57 wooded)
House and Barns on 9379 1545
Total : \$5,600,000

Michigan Property Berrien County

356± Acres



BUSINESS OVERVIEW

Important Property Features

- 20.5 Acres of Greenhouses and processing
- Small fruit plant nursery
- Serving the greater Chicago area and beyond
- Owner willing to remain involved in the business transition

Financials available upon request.



Aerial Map

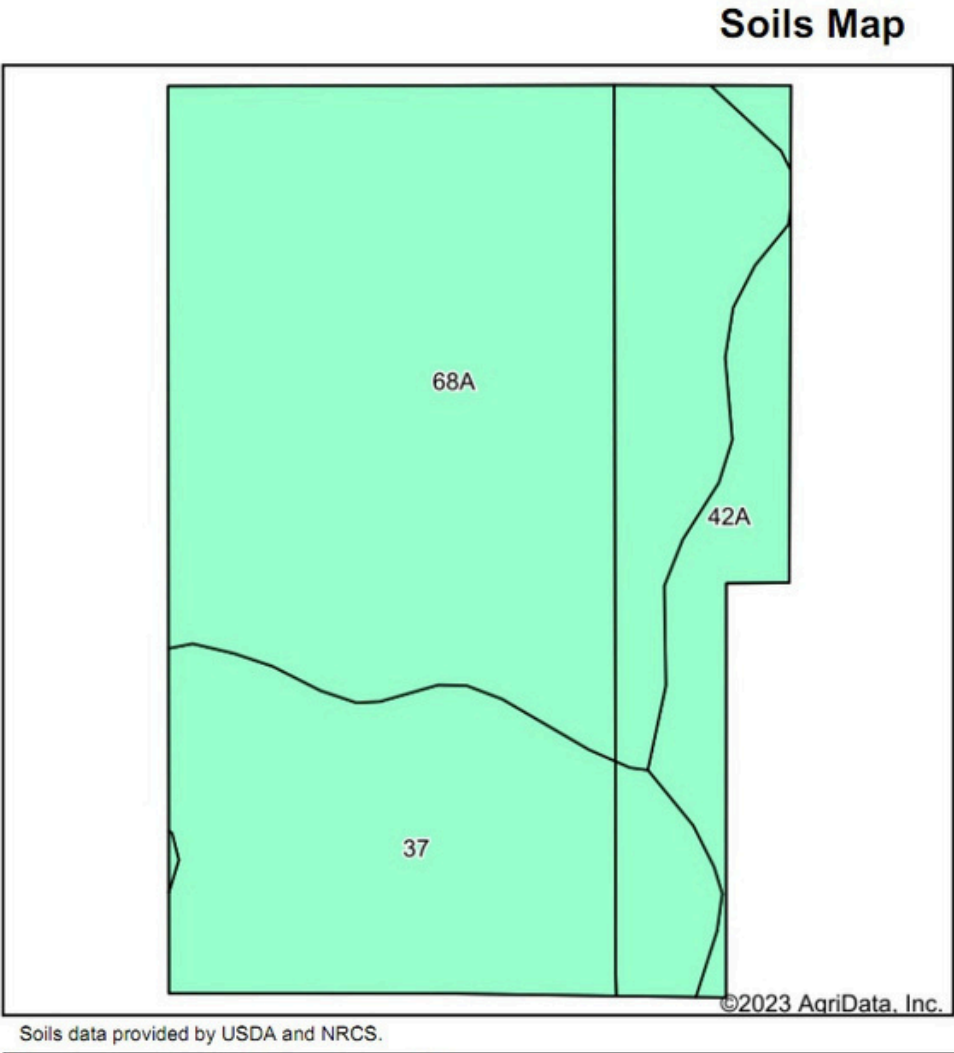
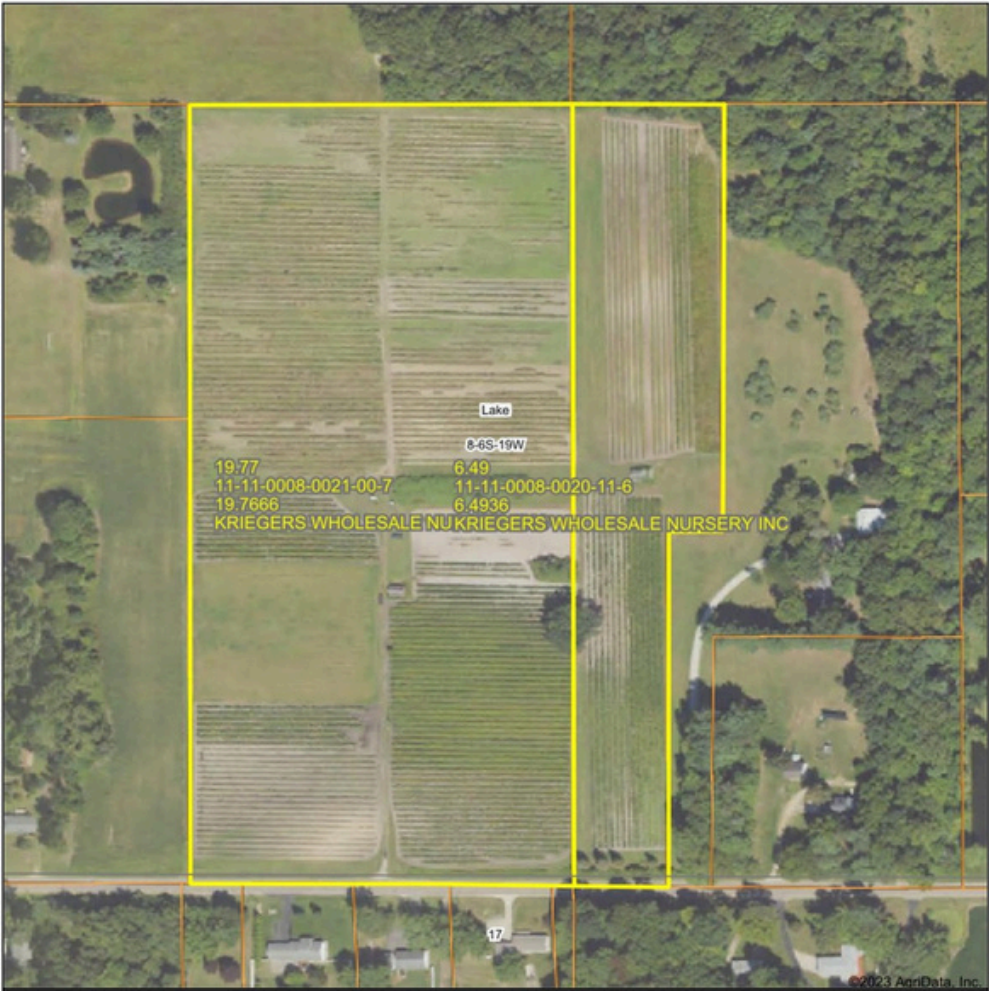


TRACT 1

Lake Township
Berrien County,
Michigan
Section 8

26.2± Acres

- Permanent Small Fruit Plant Production
- Contains the stock for greenhouse production
- Pole Barn



State: Michigan
County: Berrien
Location: 8-6S-19W
Township: Lake
Acres: 26.26
Date: 1/30/2023
acrePRO
FARM AGENCY
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Trefoil hay Tons	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
68A	Granby-Morocco complex, 0 to 3 percent slopes	16.58	63.1%		IVw	80	14		60		30	2.3	40	24	20	22	19
37	Granby loamy fine sand, lake plain, 0 to 2 percent slopes	7.50	28.6%		IVw									33	33	13	25
42A	Morocco loamy sand, lake plain, 0 to 2 percent slopes	2.18	8.3%		IIIw	102		3.3		6.8	28		40	45	44	40	29
Weighted Average					3.92	59	8.8	0.3	37.9	0.6	21.3	1.5	28.6	*n 28.3	*n 25.7	*n 20.9	*n 21.5

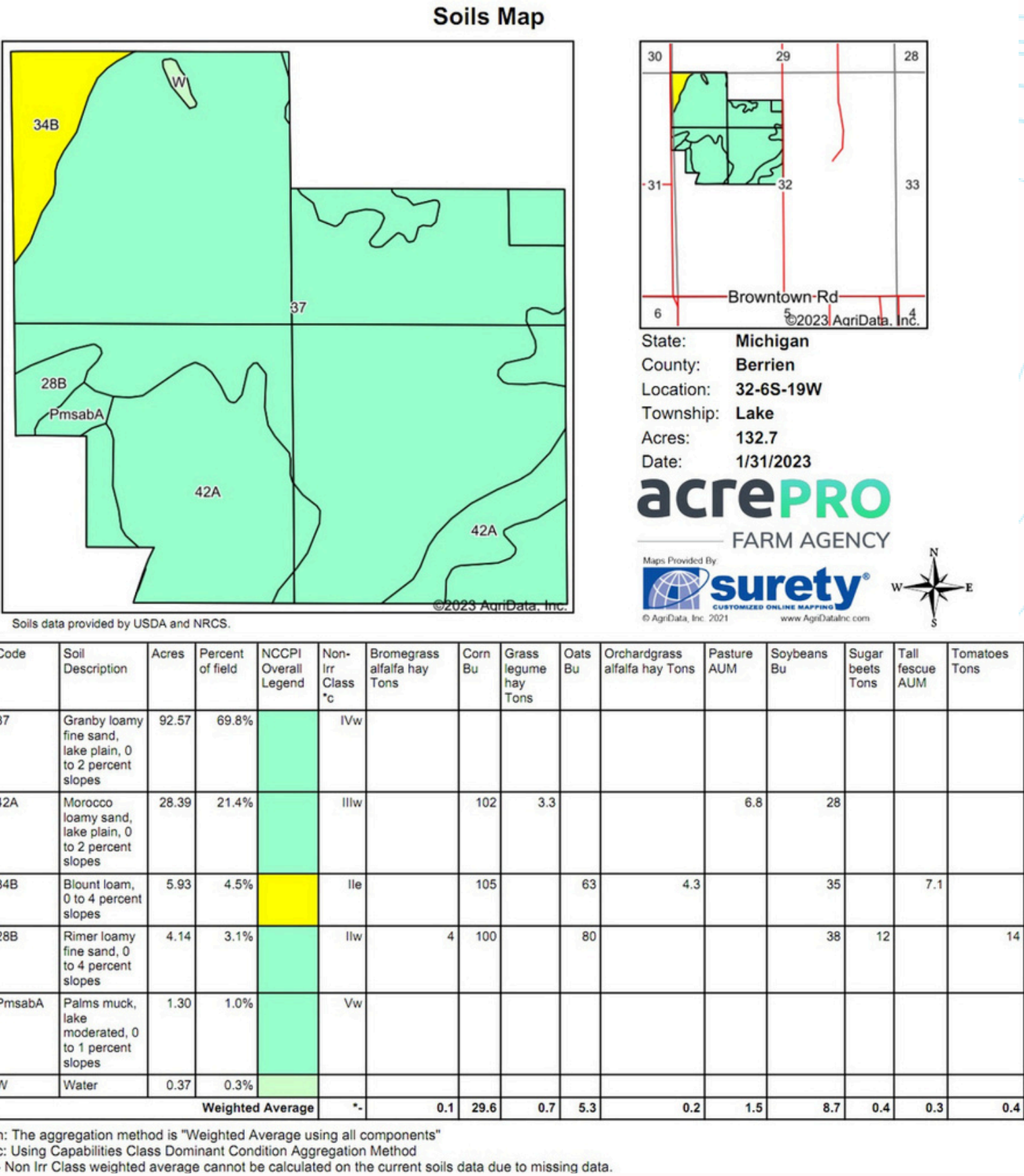
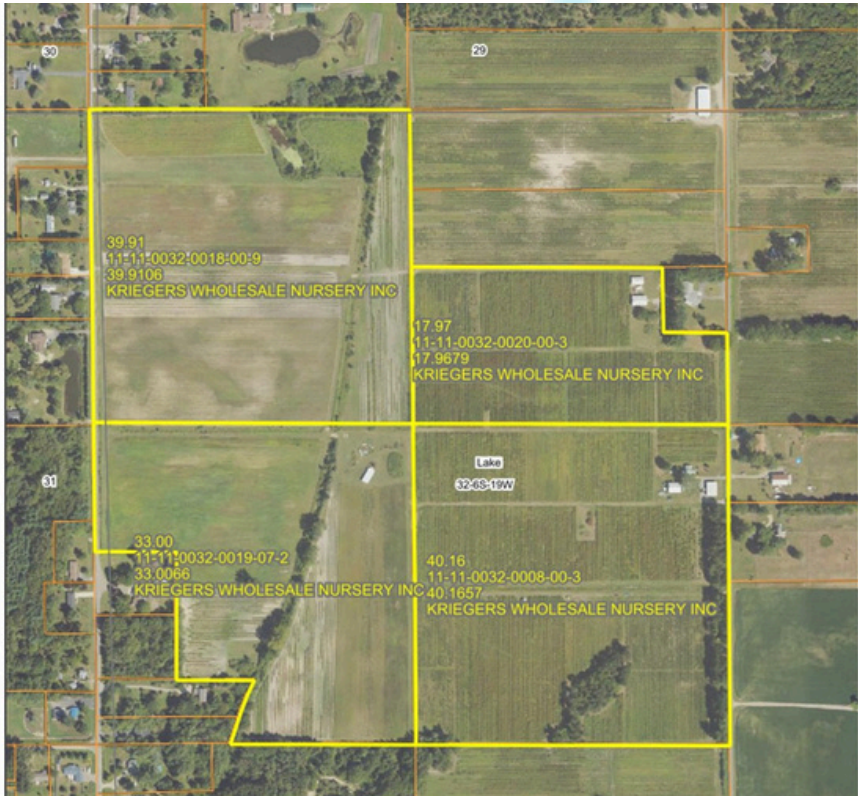
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 2

Lake Township Berrien County, Michigan Section 32

134.54± Acres

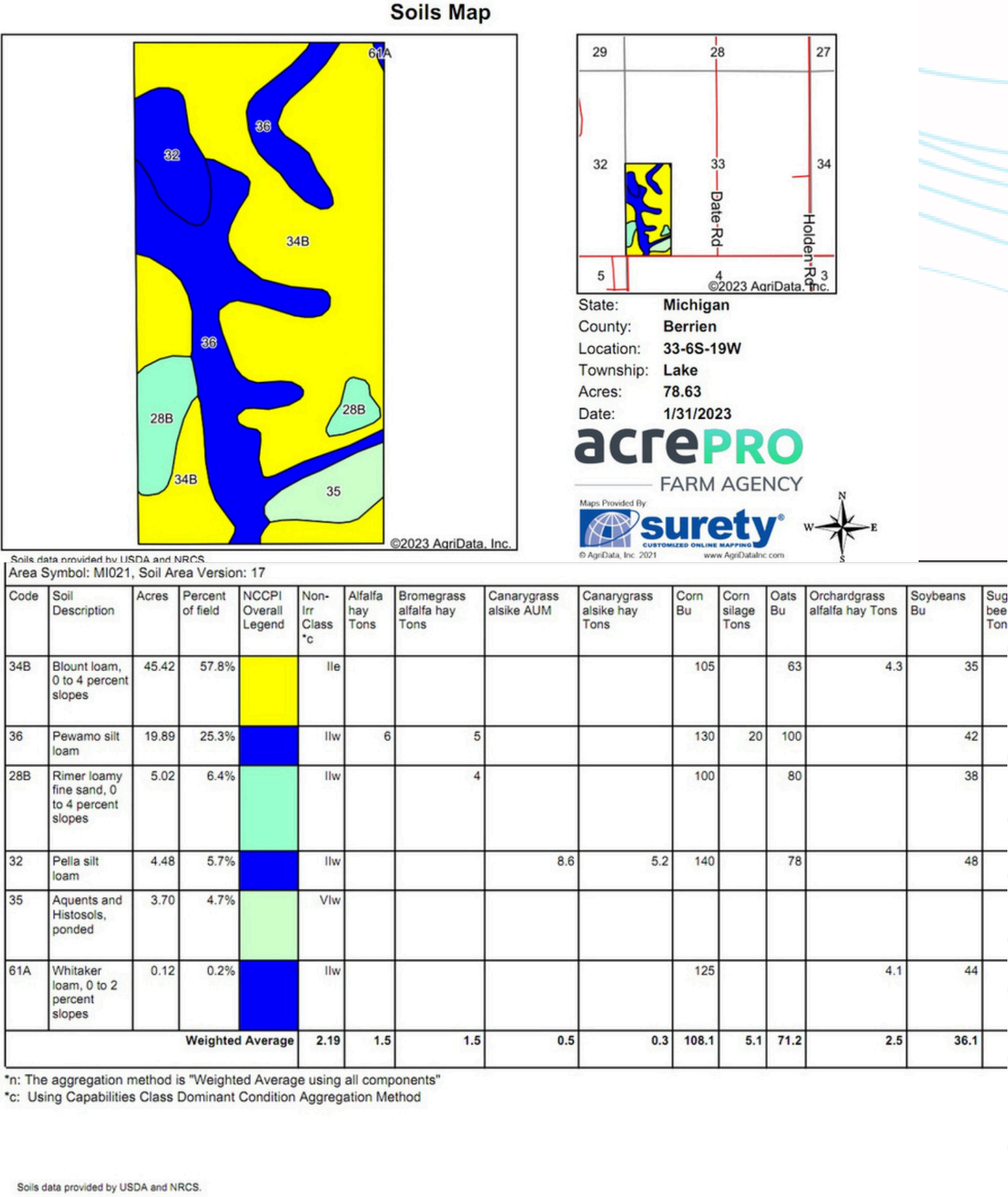
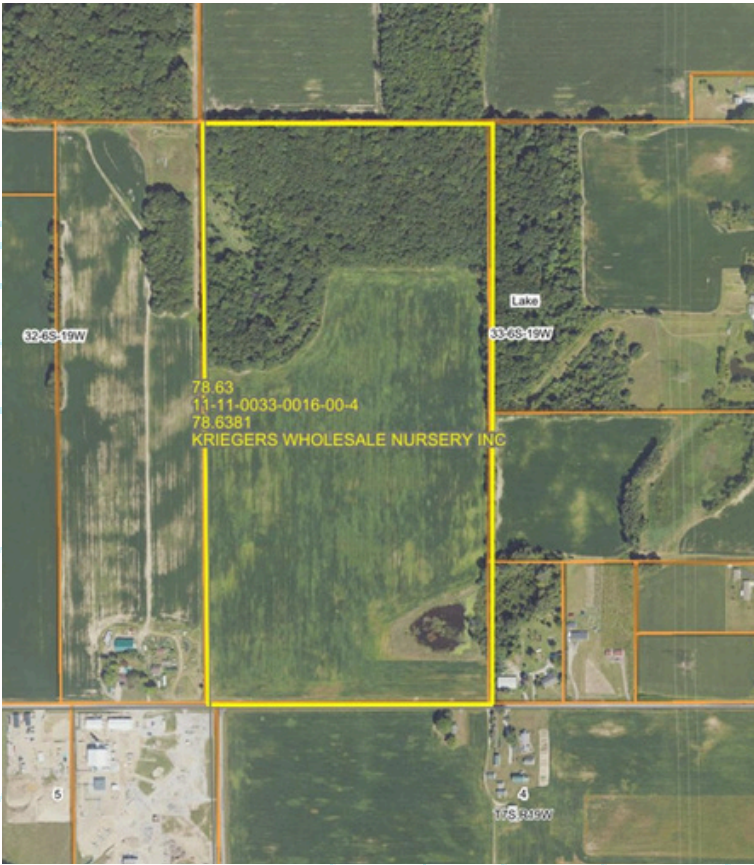
- Established small fruit plant and stock production for greenhouses
- Sub-irrigation



TRACT 3

Lake Township
Berrien County,
Michigan
Section 33

- 80± Acres
48± tillable acres | 32± Timber acres
Small Fruit
- 16 Acre Strawberry Production
- Row Crop Production
- Soybeans

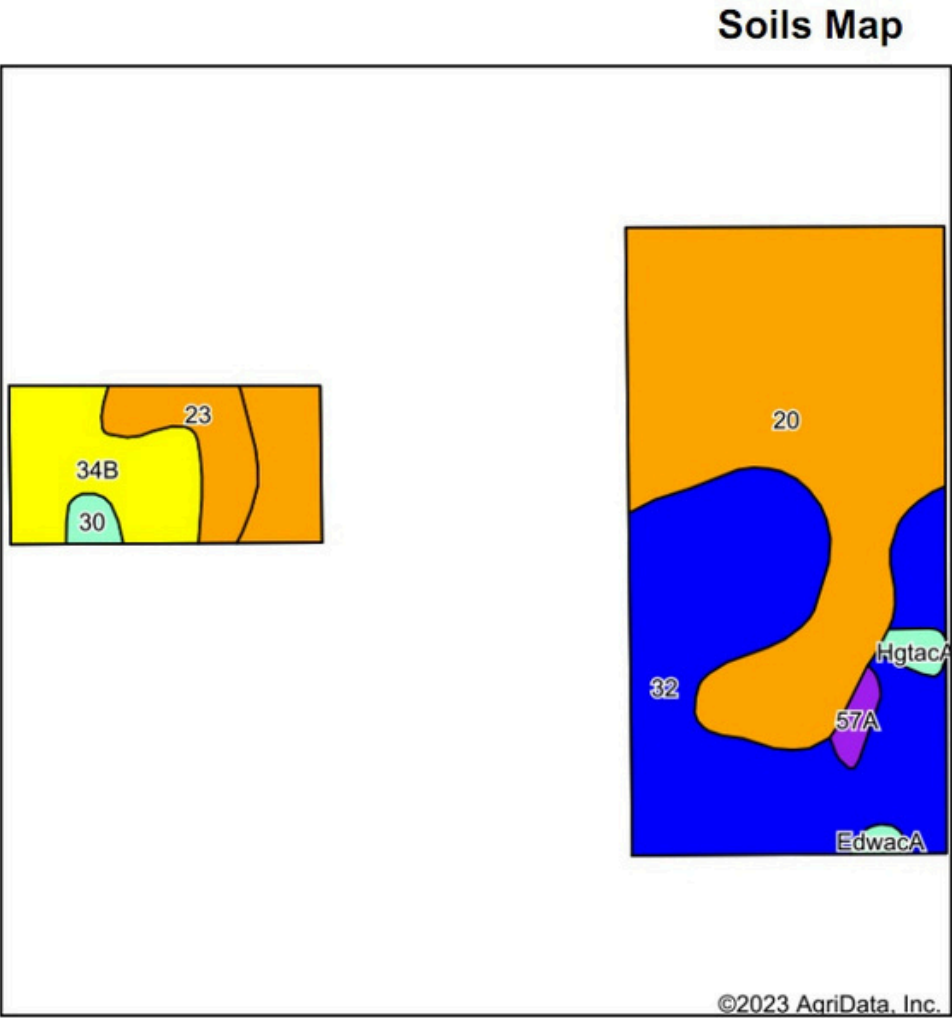
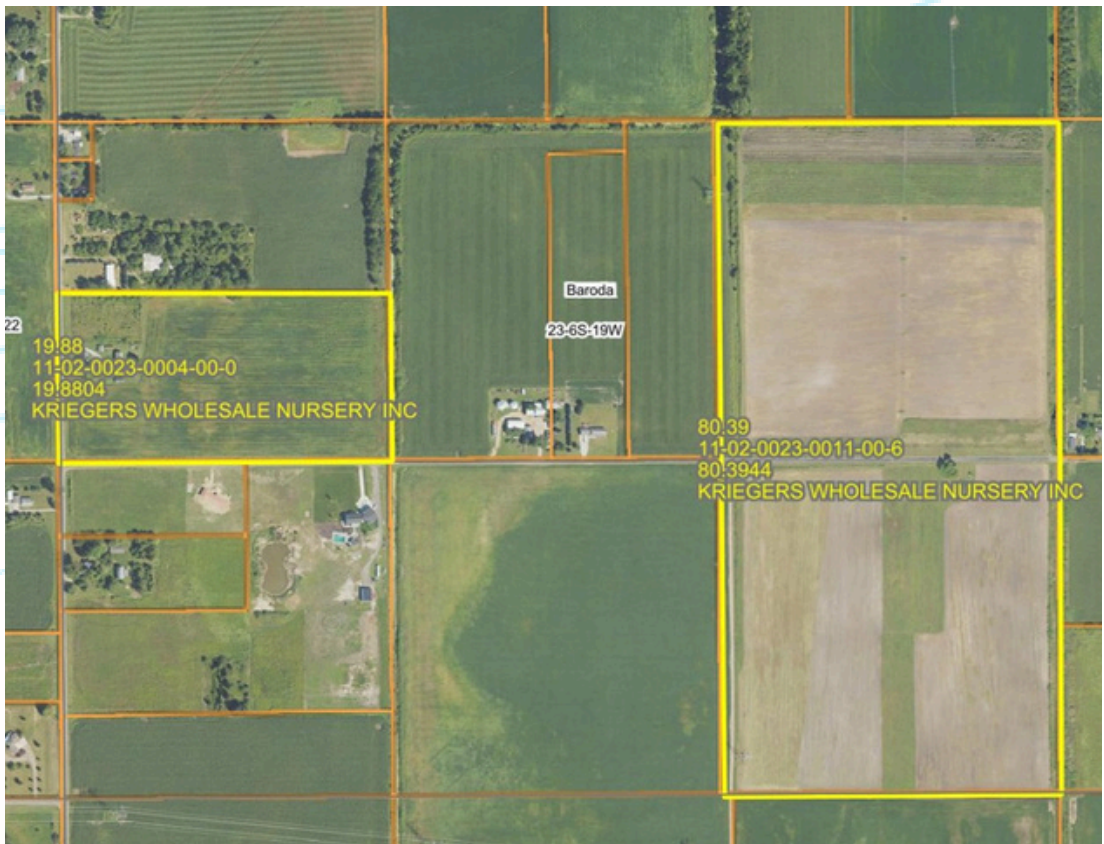


TRACT 4

Baroda Township
Berrien County,
Michigan
Section 23

100± Acres

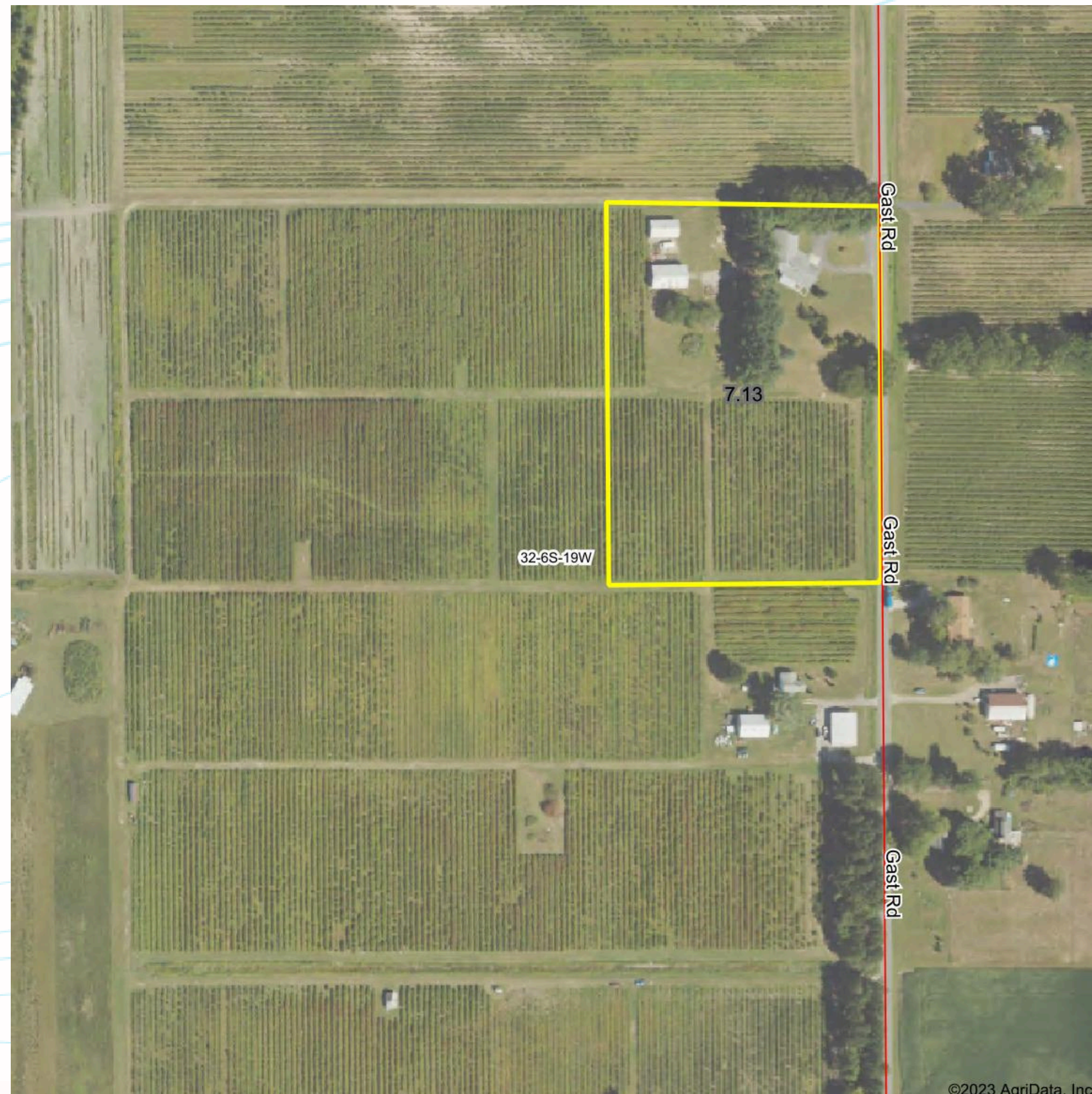
- Raspberry, strawberry, currant, rhubarb, and grape production
- Home and barn located on west piece
- Irrigation on the east property



Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa hay Tons	Bromegrass alfalfa hay Irrigated Tons	Canarygrass alsike AUM	Canarygrass alsike hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons
20	Gilford sandy loam, 0 to 1 percent slopes	48.44	48.3%		Ilw						150			
32	Pella silt loam	33.93	33.8%		Ilw				8.6	5.2	140			
34B	Blount loam, 0 to 4 percent slopes	9.42	9.4%		Ile						105			
23	Sebewa loam, 0 to 2 percent slopes	4.97	5.0%		Ilw									
57A	Thetford loamy sand, 0 to 2 percent slopes	1.05	1.0%		Illw	3.8	3	6.5			85	148	14	22
HgtacA	Houghton muck, lake moderated, 0 to 1 percent slopes	0.99	1.0%		Vw									
30	Belleville loamy fine sand	0.96	1.0%		Illw	4.5	3.2				115		18	
EdwacA	Edwards muck, lake moderated, 0 to 1 percent slopes	0.51	0.5%		Vw									
Weighted Average					2.06	0.1	0.1	0.1	2.9	1.8	131.7	1.5	0.3	0.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Property to be Retained



House and added land outlined in yellow to be retained by current property owners.