



Edgewater Mills Offering Warren, Indiana



Edgewater Mills Business and Real

Estate Opportunity

Location: Warren, Indiana

Property Size: 4 Acres (approximate)

A Historic Gem Along the Salamonie River

Nestled along the scenic Salamonie River in the charming historic town of Warren, Indiana, Edgewater Mills is steeped in heritage and potential. Originally established as a hydro-powered flour mill, this property has evolved over the years into a prominent feed mill. Rebuilt in the 1970s, the Mill remained in continuous operation until 2020.

In 2023, real estate investor, broker, and developer Maurice Cossairt acquired the property, recognizing its historical significance and economic potential. With deep ancestral ties to Warren's original settlers who built the first mill on this site, Maurice led a thoughtful restoration and revitalization of the mill, transforming it into the thriving operation it is today.

A Prime Opportunity for Growth

Edgewater Mills presents a unique opportunity for companies seeking to expand their footprint in the Midwest. Situated at the heart of Indiana's agricultural corridor, the mill is centrally located among key industry players such as Kent Feeds in Logansport, ADM in Bluffton, Kalmbach Feeds in Sandusky, and Umbarger Feeds in Franklin.

Adding to its prestige, Edgewater Mills is part of one of the most competitive and robust livestock show circuits in the region. Many of its clientele maintain professional-grade show herds, enhancing the mill's reputation for delivering premium custom feed blends that contribute to top-tier show performance.

Key Highlights of Edgewater Mills

1. Strategic Location and Competitive Advantage:

Positioned in the heart of Midwest farm country, Edgewater Mills provides exceptional access to customers in the show livestock, livestock and dairy industries, as well as larger farms.

2. Robust Infrastructure:

The facility boasts:

- 144 tons of overhead ingredient storage
- Approximately 20,000 bushels of exterior grain storage
- 8 Overhead Load-Out bins comprising 80 tons of load-out binnage
- Current Milling Capabilities: Two 5-ton, twin screw vertical mixers, bagger, hammer mill, and roller mill with room for expansion

3. Equipment and Infrastructure:

The Mill Opportunity comes bundled with essential equipment to be day one operational including:

- All office equipment, computers, software systems, cash register & credit card acceptance systems
- 3 forklifts for seamless material handling
- 1998 International 9100 Bulk Truck (4 - 4 ton bin capacity)
- Additional 4 bin bulk truck body (Hensley design) available
- \$15k in tools to support all maintenance work
- Newer Curtis 10HP air compressor
- 2 - Bagger sewing machines
- Scissor Lift
- 60' Grain Auger
- Dock Plates
- Miscellaneous Supplies (bearings, belts, etc)

4. Rations Training and Support:

The Edgewater Mills offering includes an exclusive inventory of tested and valuable custom rations. This invaluable book of rations is exclusive to the Edgewater brand. Additionally, training and consulting services are available from our Team of skilled professionals deeply connected to the local agricultural community, offering valuable insights links to strong customer relationships.

5. Loyal Customer Base:

With a robust and growing customer base, the mill serves a range of livestock and dairy farms, providing an excellent platform for immediate revenue growth. The mill's customer base includes show herd owners who require high-quality, precision-formulated feeds to compete at the highest levels.

Operational Success

- Retail Operation: Active since January 2024
 - Custom Grind Mill: Fully operational since August 2024
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An Unmatched Investment Opportunity

With demand for high-quality feed solutions on the rise, Edgewater Mills offers a strategic acquisition for companies seeking expansion. The facility's presence in the competitive livestock show circuit provides an additional layer of prestige and business potential.

Next Steps

This acquisition will solidify your position at a crucial crossroads in the Midwest agricultural market, enhancing market influence and expanding your customer base.

We invite you to schedule a tour of the facility to experience its full potential first hand. Please let us know your availability or any additional questions.

Contact Information:

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We look forward to connecting and discussing this exciting opportunity further.