

# AUCTION

MAJOR GREENHOUSE OPERATION ON 95+/- ACRES  
OF PRESERVED FARMLAND "16 ACRES UNDER GLASS"

COURT RECEIVER ORDERED AUCTION



NOV 6<sup>TH</sup>



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OF PRESERVED FARMLAND "16 ACRES UNDER GLASS"



NOVEMBER 6<sup>TH</sup>

LOWER MILFORD TWP (ZIONSVILLE), LEHIGH VALLEY, PA



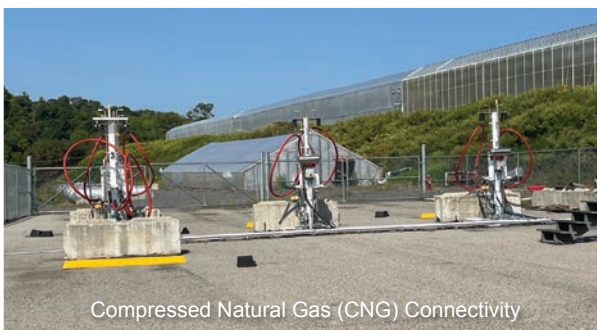


# TURNKEY FACILITY

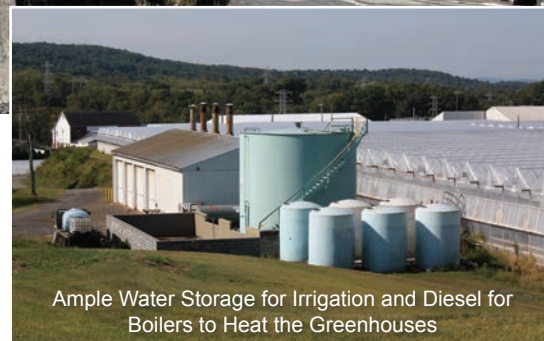


## PRODUCTION FACILITIES, WAREHOUSING, EQUIPMENT STORAGE, NEWLY RENOVATED GREENHOUSES AND MODERN RETRACTABLE ROOF GREENHOUSES

- **Turnkey Operation:** This greenhouse operation offers a seamless transition for new owners and features greenhouses with the latest controls for watering systems, ventilation, climate control, and retractable roof panels.
- **Expansion Potential:** With ample space and infrastructure, there is significant potential for expansion and diversification, allowing for increased revenue streams.
- **Strategic Location:** In the thriving Lehigh Valley, PA, this greenhouse operation benefits from excellent accessibility to all the major highways to reach markets in Pennsylvania, New Jersey and New York.
- Site includes Central Production Facility with offices, loading docks, and direct access to greenhouses, Pole Barn, Main Office at the entrance, Single family home, two homes for onsite workers, water tanks, boilers for heating greenhouses in the winter, and much more.



Compressed Natural Gas (CNG) Connectivity



Ample Water Storage for Irrigation and Diesel for Boilers to Heat the Greenhouses



Automated Watering Systems Overhead and Subirrigation Flooded Floor



Main Residence



Production Room with Multiple Loading Docks



Housing for Onsite Workers



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**PROPERTY ADDRESS:**  
8025 Spinnerstown Road,  
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**PROPERTY PREVIEWS 12 to 2 PM:**  
Wednesday, October 16<sup>th</sup> & Thursday, October 24<sup>th</sup>

**ONLINE AUCTION BIDDING CONCLUDES**  
Wednesday, November 6, 2024 at 11 am

Equipment Auction details on the Mel Manasse & Sons Auctions  
website [manasseauctions.com](http://manasseauctions.com)