

Hard Apple Cider Facility

2170 62nd Street Fennville, Michigan



PROPERTY HIGHLIGHTS

Press House

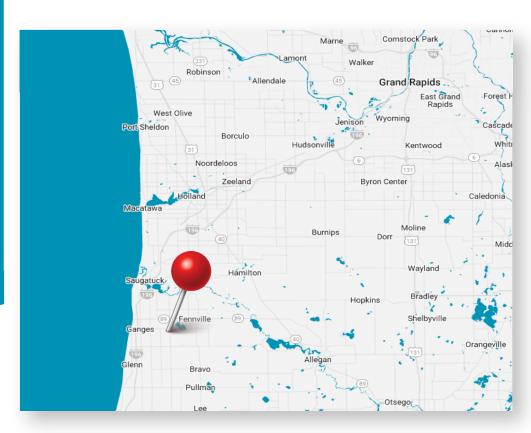
Building 1:	7,040 SF Built in 2012 8' to 12' clear height 2 drive in doors
Building 2:	Fermentation House 5,184 SF Built in 2013 12' clear height 1 drive in door
Building 3:	Barrel House 8,160 SF Built in 2020/2021 26' clear height 1 dock / 1 drive in door
Building 4:	Farm House (office) 2,042 SF Built in 1927 Used as office space
Orchard:	2 acres
Total SF:	22,426
Acreage:	47.42
Parcel ID:	07-011-001-00
Taxes:	\$19,773.28 (2024)
Frontage:	1,142'
Present Use:	Hard apple cider production / office
Zoning:	AR Residential/Agriculture
Water/Sewer:	Well / septic
Comments:	Property also includes a concrete block garage and a machine shed

2170 62ND STREET, FENNVILLE

Located in Allegan County, this property sits within Michigan's fruit, cider, and apple belt along the state's western coastline. Just 4 miles southwest of Fennville and about 80 miles southwest of Grand Rapids, it occupies a rural setting surrounded primarily by agricultural and residential properties.

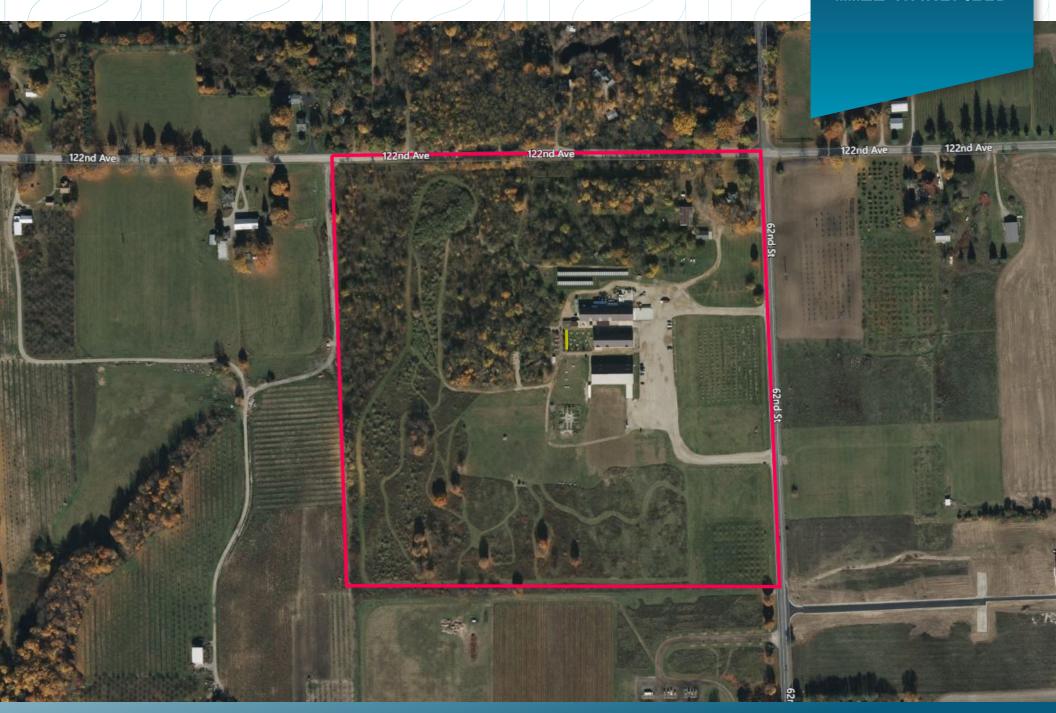
This fully equipped and operational cidery was constructed between 2012 and 2020. The press house, fermentation house, and barrel house were all purpose built and modeled after traditional French cideries. The property is set up for parties and weddings with two acres of apple orchard, trails throughout, various covered structures, picnic table, and fire pits.

*Note the Virtue Cider brand is not a part of the sale



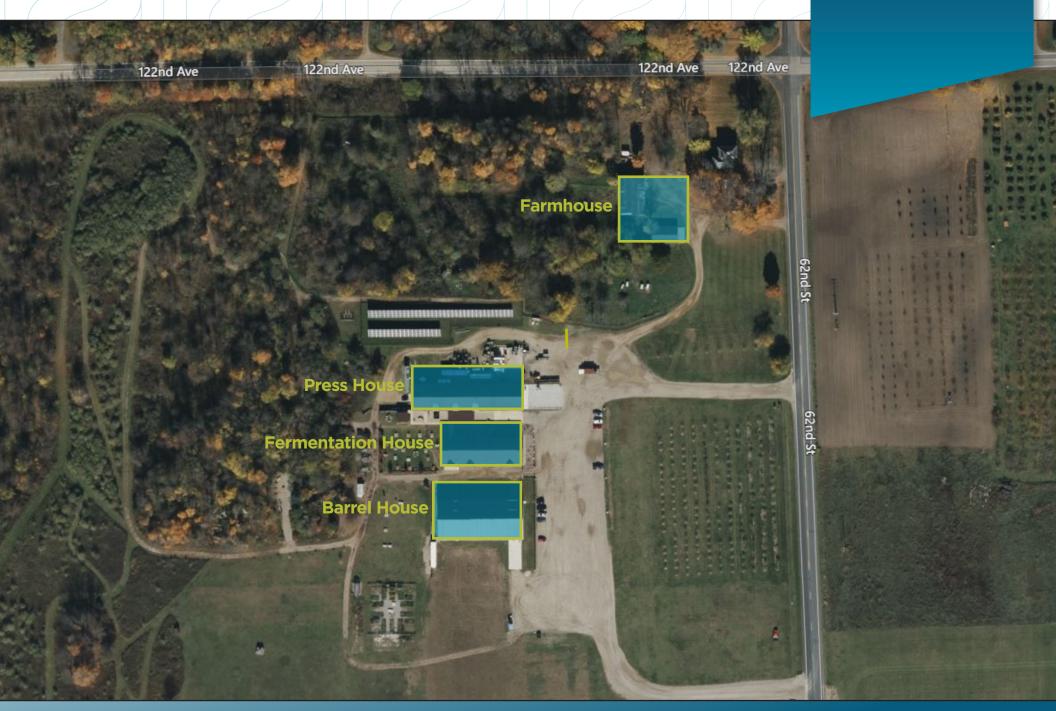
AERIAL





SITE PLAN





PHOTOS PRESS HOUSE















PHOTOS FERMINTATION HOUSE















PHOTOS BARREL HOUSE















PHOTOS FARMHOUSE















PARTIAL EQUIPMENT LIST



Plug and play apple processing, fermentery, and Cidery

Partial Equipment list

Processing Equipment

Yeast propagator and incubators

Press, Mill, Elevator

Fermentation tanks

Finishing tanks

6 -2000 gal stainless tanks

Centrifugal Pump

Keg fillers

Barrel Steamer

Full Quality Control Equipment

Office furniture

Full Lunch Room Equipment

Barrel racks

Walk in cooler

Induction range

*Full equipment list available





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