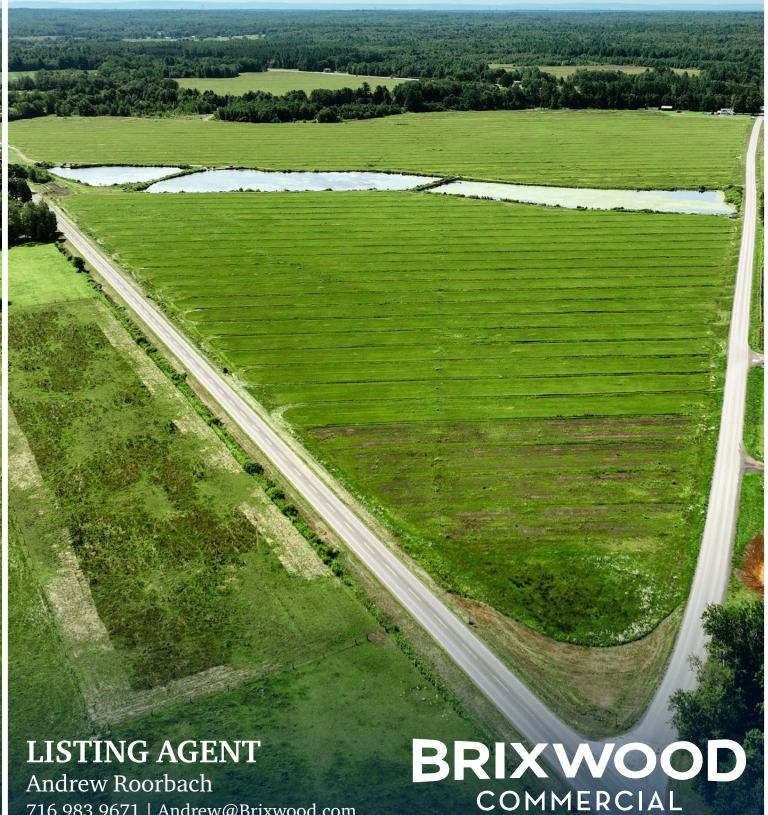
Bieler Enterprises, Inc.

### **607 ACRE CRANBERRY FARM**

Williamstown, NY



Andrew Roorbach 716.983.9671 | Andrew@Brixwood.com

### **EXECUTIVE SUMMARY**



Bieler Enterprises, Inc. Cranberry Farm encompasses 607 gross acres, distributed across 12 tax parcels. The land is predominantly level, offering extensive road frontage and utility access conducive to farming operations. The farm includes 190 net acres of cranberry vines across seven fields, cultivating Stevens and Pilgrim varieties. Currently, 85 acres are in active production, while 105 acres remain dormant.

The property features approximately 50 acres of surface water spread across six reservoirs. Water supply is sourced from Miller Creek and Gardner Creek, supported by six pumping stations, four of which are actively utilized for current production needs. The irrigation system is highly efficient, with 14-inch main lines buried underground and 3-inch lateral lines extending down each crop row, all monitored by in field sensors that optimize irrigation.

The farm also includes a 2,128-square-foot residence featuring four bedrooms and one and a half bathrooms, situated on a separate 1-acre parcel at 16 Miller Road. Adjacent to this is an 18,900-square-foot workshop with dual entrances, two equipment storage areas, a farm office, and an employee break room.

Of the 190 acres dedicated to cranberry cultivation, the majority of the fields are harvested using a custom-engineered tractor / harvester that efficiently removes the fruit from the vines. This harvesting technique produces cranberries well-suited for juices, sauces, and dried products, which account for 95% of the U.S. cranberry market. A buyer of this farm has the opportunity to establish themselves as a leader in the fresh cranberry market, which comprises 5% of the total U.S. market.

Bieler Enterprises, Inc. Cranberry Farm offers a rare opportunity to acquire a fully operational cranberry farm with significant potential for increased productivity. At full capacity, the farm has historically produced an average of 3.5 million pounds of cranberries annually. This is the largest cranberry farm in New York State and one of the most significant properties of its kind to be listed in the United States in recent years.

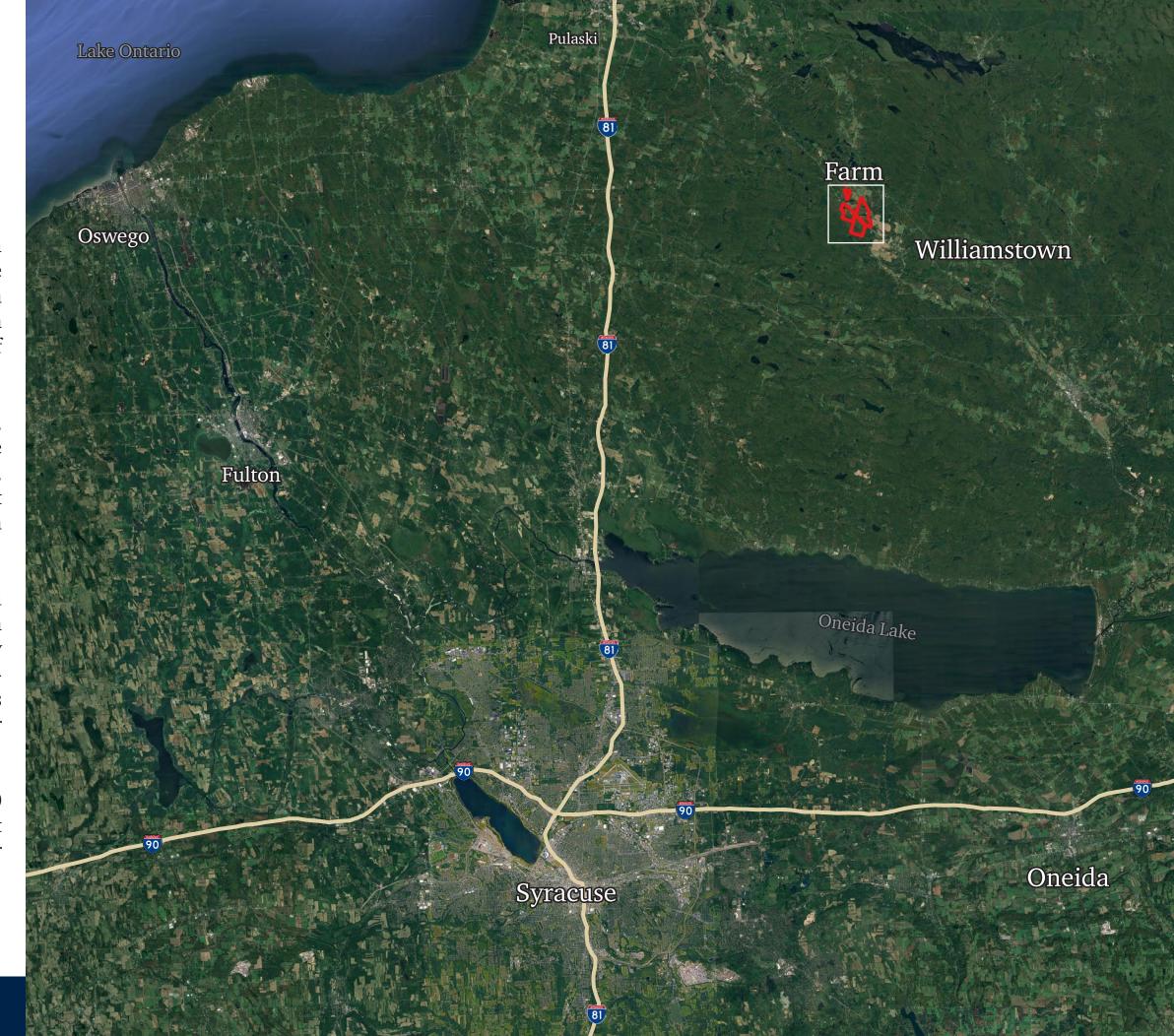
### LOCATION

The Bieler Enterprises, Inc. Cranberry Farm is located in north-central New York in the town of Williamstown, which is situated in Oswego County. The farm is 41 miles north of Syracuse, New York, and 10.5 miles off Interstate 81.

The local economy includes manufacturing, education, health services, and tourism. The Salmon River, located just north of the farm, is a popular river known for its excellent public fishing, which attracts anglers from across the country.

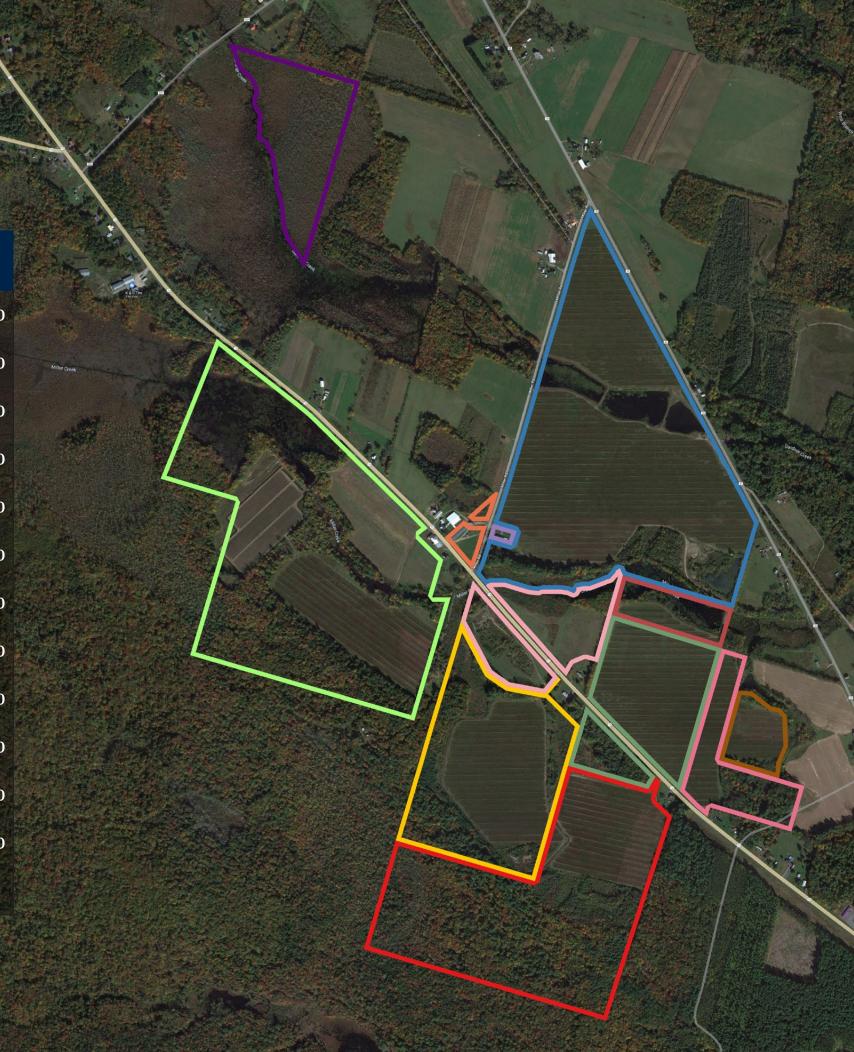
The region experiences a humid continental climate, with cold winters and warm summers. Lake Ontario significantly influences the weather, contributing to lake-effect snow in the winter. The snowfall is critical to providing an insulating blanket for the cranberry vines.

The farm's proximity to Interstates 81 and 90 makes it convenient to transport the harvest to buyers in Canada or Massachusetts for processing.



# BARGES AND THE PROPERTY OF THE

Parcel Number	Address	Acres	Tax Map Number
1	16 Miller Road, Williamstown, NY	1.00	356200-159-000-0002-033-000-0000
2	976 State Route 13, Williamstown, NY	4.62	356200-141-000-0002-014-010-0000
3	0 Route 13, Williamstown, NY	10.00	356200-159-000-0002-003-000-0000
4	0 County Road 30, Williamstown, NY	10.39	356200-159-000-0002-034-010-0000
5	0 Route 13, Williamstown, NY	21.00	356200-159-000-0002-022-000-0000
6	0 Miller Road, Williamstown, NY	28.00	356200-141-000-0002-015-010-0000
7	0 Route 13, Williamstown, NY	28.00	356200-159-000-0002-033-020-0000
8	0 Route 13, Williamstown, NY	42.00	356200-159-000-0002-002-000-0000
9	0 Route 13, Williamstown, NY	64.83	356200-159-000-0004-003-100-0000
10	0 Route 13, Williamstown, NY	97.98	356200-159-000-0004-004-100-0000
11	0 Route 13, Williamstown, NY	148.56	356200-159-000-0004-001-010-0000
12	0 Miller Road, Williamstown, NY	151.00	356200-159-000-0002-033-010-0000
Total		607.38	





# CRANBERRY FIELDS

Field Number	Stevens Acres	Pilgrim Acres
1	11.39	48.61
2	0	20
3	35.04	6.96
4	3.64	20.36
5	10.75	10.75
7	0	14
8	8.84	0
Subtotal	69.66	120.68
Total	190	.34

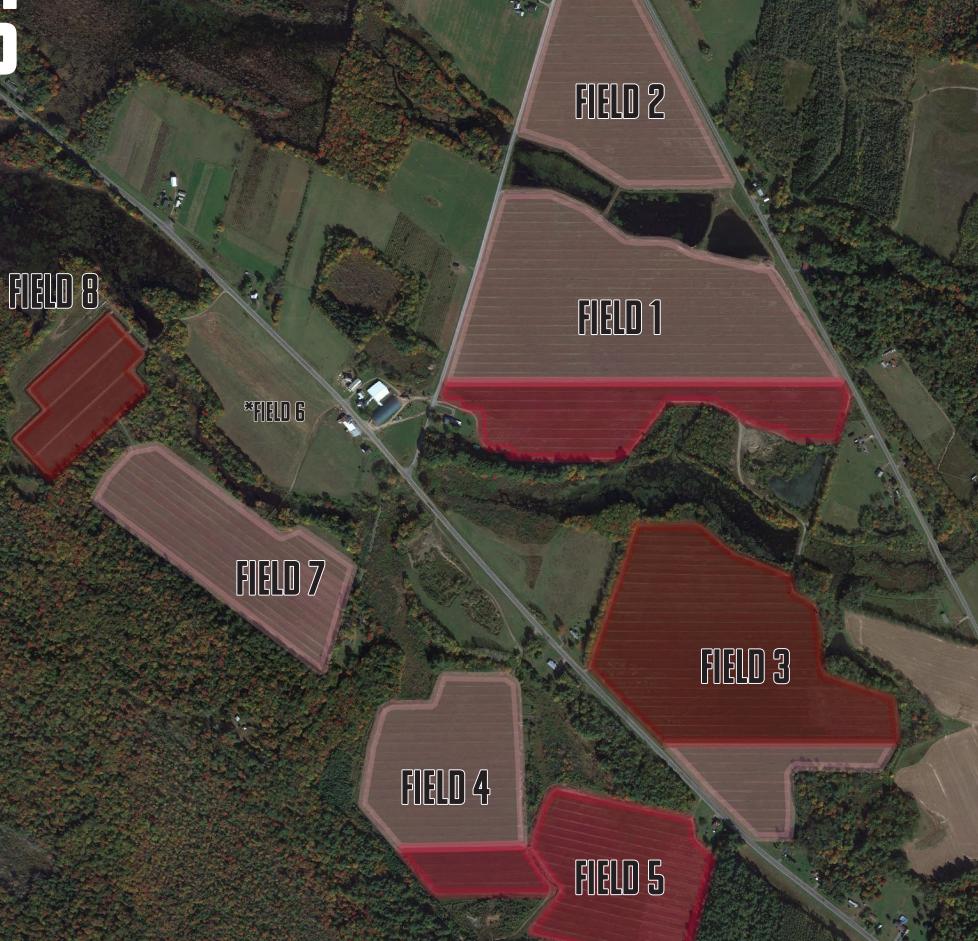
**Stevens** 



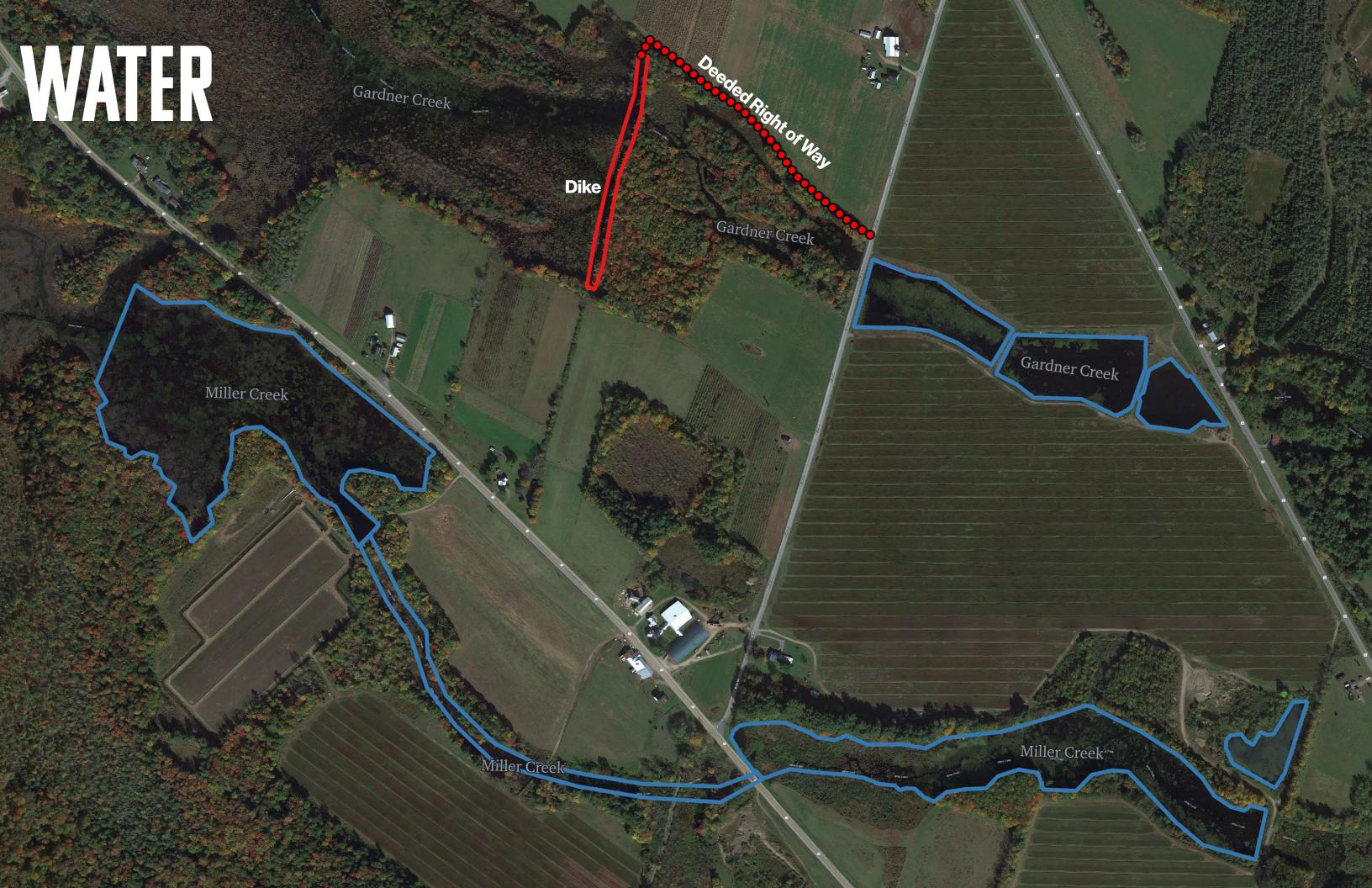
n -

Mixture of Pilgrim and Stevens

\*Field 6 was originally going to be located just north of Field 7 beside Route 13. Development plans changed, but the field names/numbers were kept. This field could be developed as additional cranberry acreage. The field is approximately 18 acres.

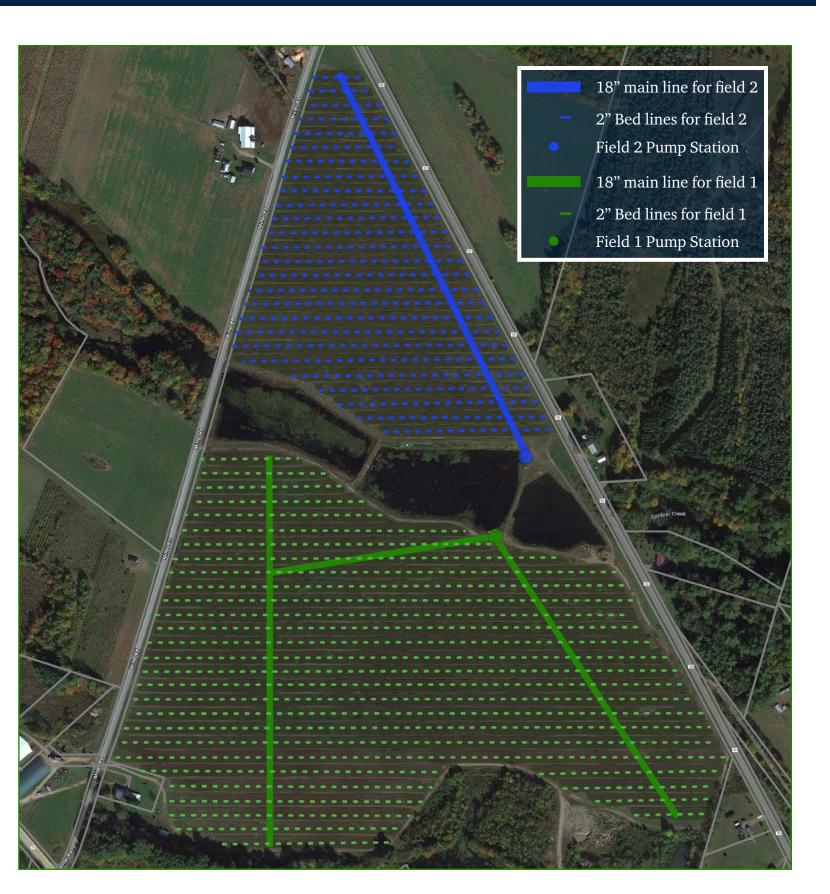


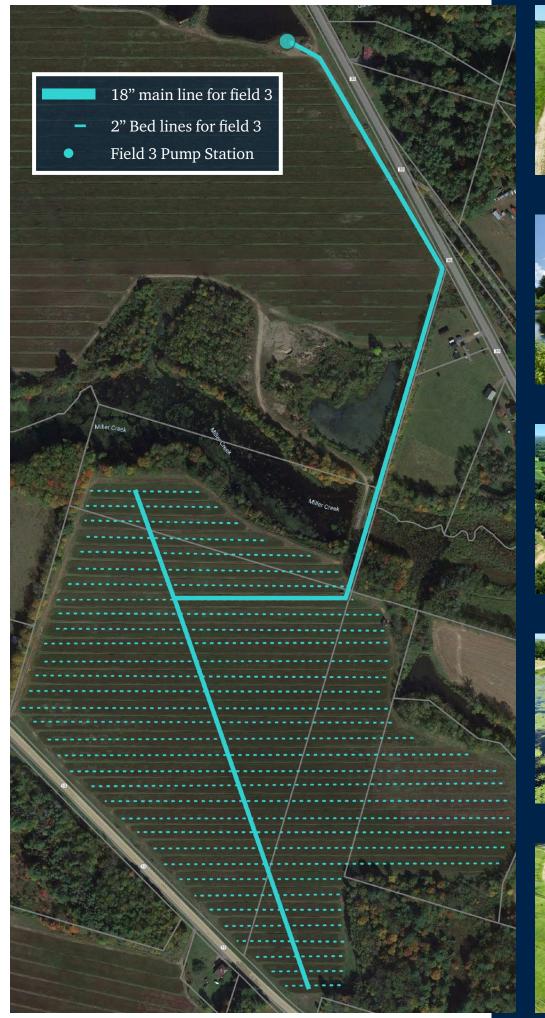






# IRRIGATION







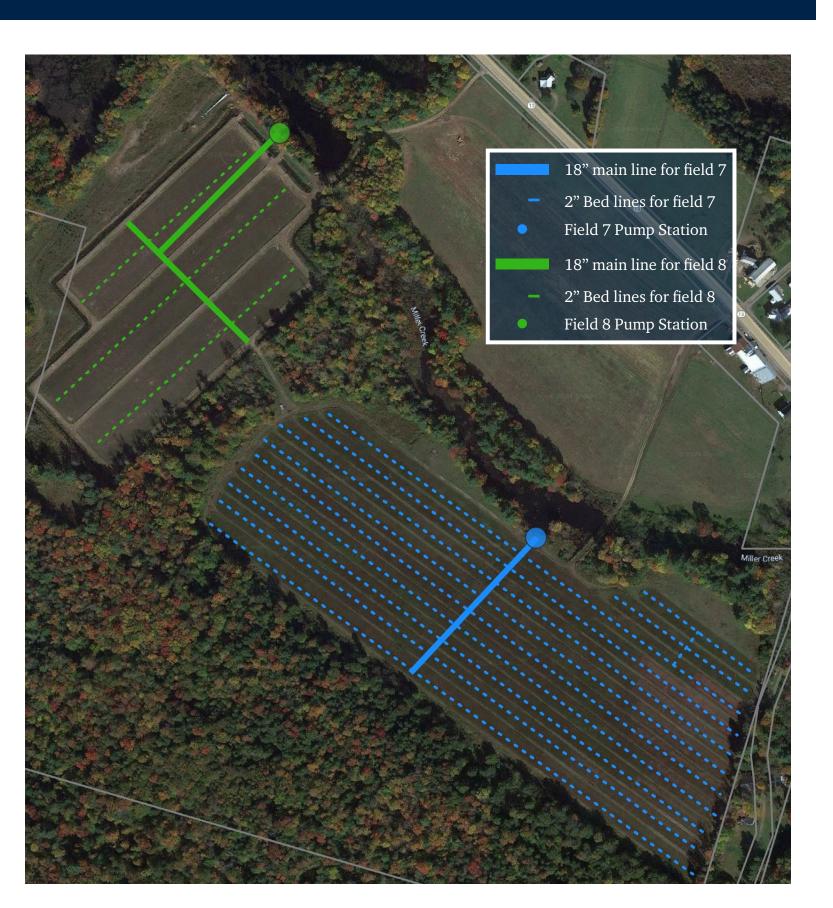


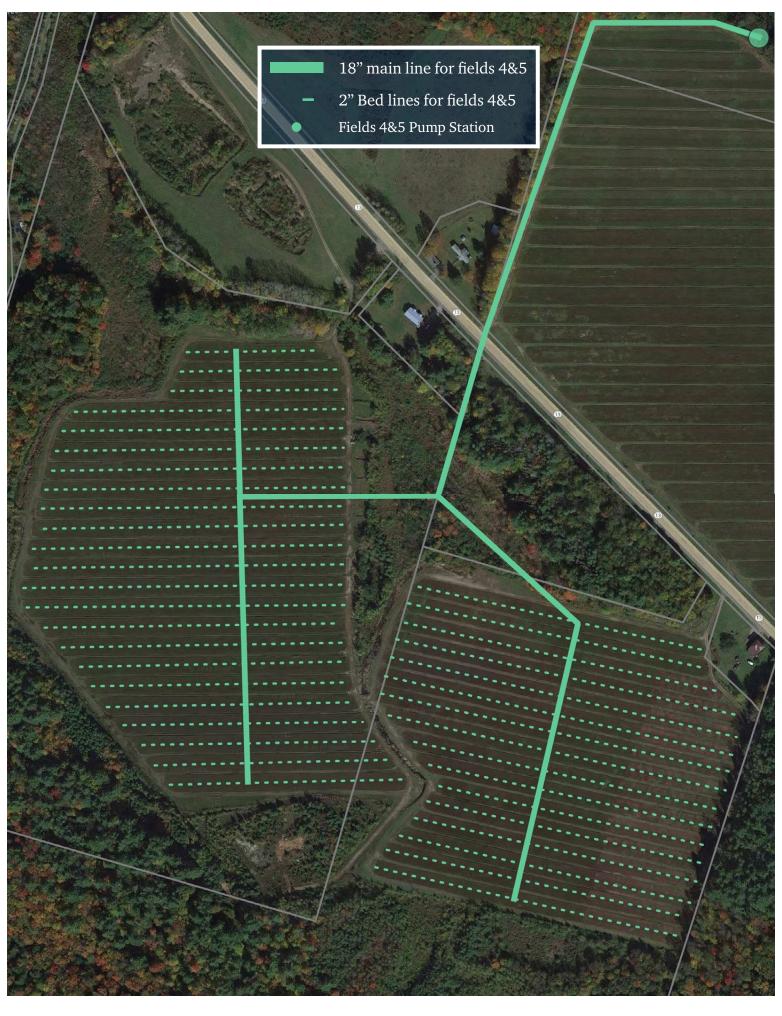




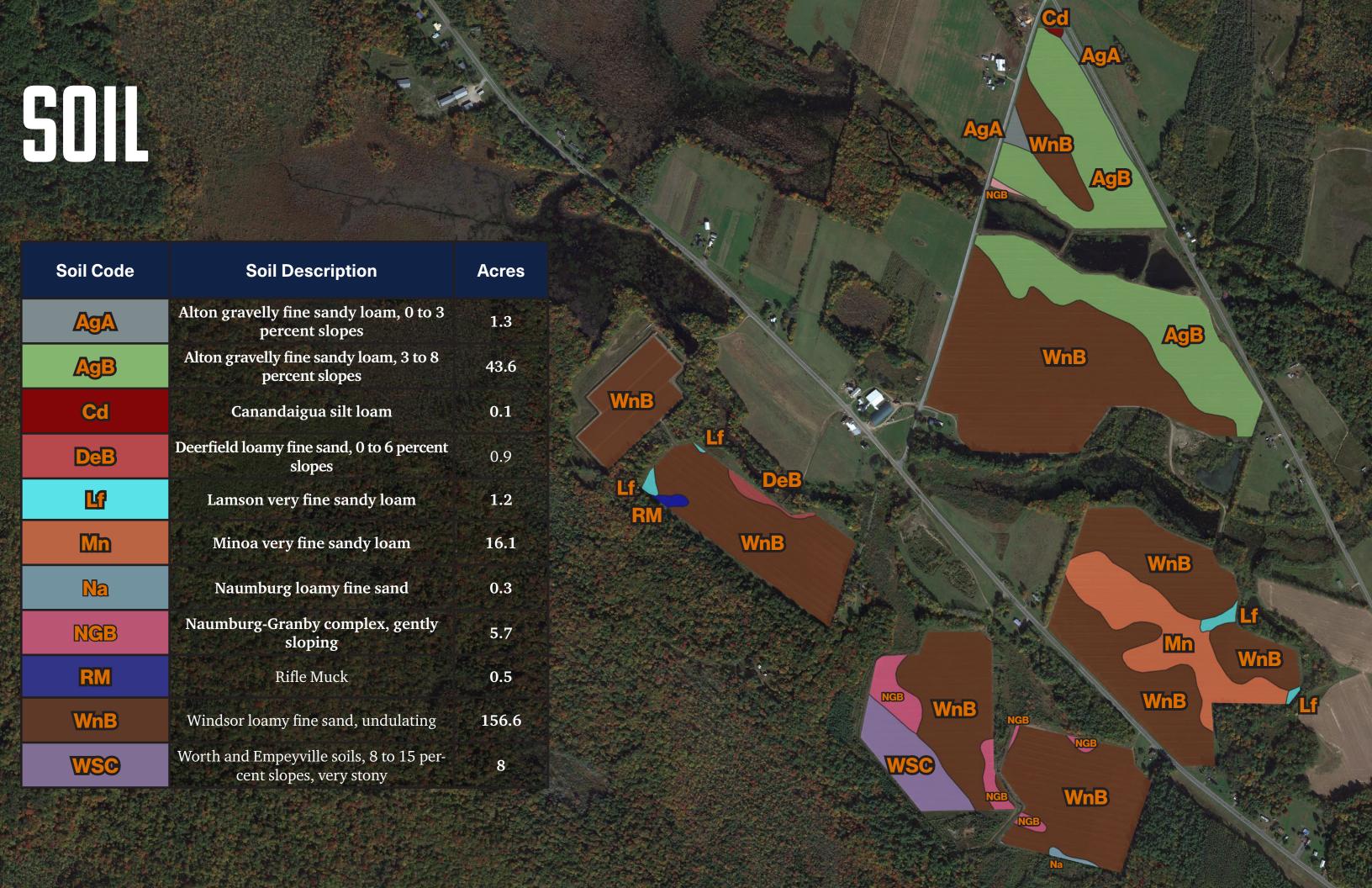


# IRRIGATION









## WORKSHOP BUILDING

This 18,900-square-foot building is designed for functionality and versatility. It features large doors on either end, allowing easy access for tractors and equipment. Inside is ample storage space, along with an office, break room, dedicated storage room, and a well-equipped workshop area. The workshop is serviced by its own septic system and a 140-foot well with a 10-inch casing. Additionally, the building includes a spacious basement measuring 25.5 feet wide with 8.5-foot ceilings, running the entire length of the structure and providing even more room for storage or additional workspaces.



### WORKSHOP BUILDING



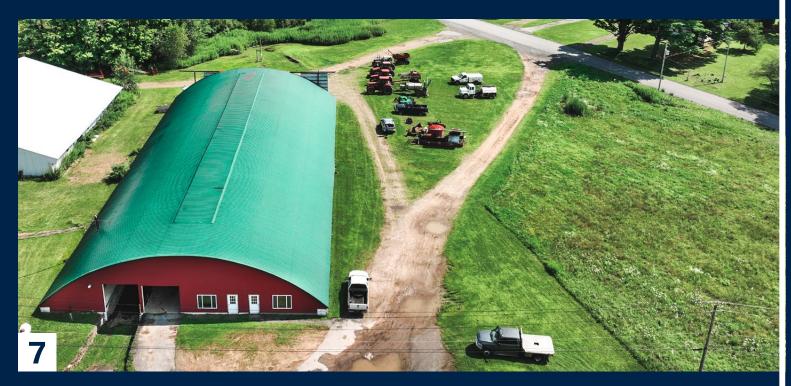
















1: Vehicle bay entrance off of Route 13. 2: Workshop area 3: Entrance to Storage Room 4: Interior of Storage Room 5: Employee Break Room 6: Office 7: Exterior shot of workshop building, vehicle bay entrance 8 & 9: Interior of equipment storage area 10: North entrance with large doors for moving equipment in and out of the workshop building.



### RESIDENCE







The farm includes one 2,128-square-foot home with four bedrooms, offering ample iving space. The house features a spacious kitchen, dining room, and comfortable iving room. Recent improvements include a newer well, a new furnace, and luctwork installed in 2020, along with updated electric service, ensuring the home is both modern and efficient. The house is on its own one-acre parcel.









#### **Tractors**

2009 Custom Built Cranberry Harvester 1998 Case IH 8920 1997 Case IH MX120 1998 Case IH MX110 with loader 1978 IH Hydro 186 1970 Ford 4000

#### **Trucks**

2015 Ford F250 Extended Cab 4x4 2008 Ford F350 Service Truck 4x4 1989 IH Model 4700 Fuel Truck

#### **Other Vehicles**

2012 Honda TRX 420 ATV 2021 Kubota RTV-X1120 1990 Caterpillar E120B Excavator

#### **Other Equipment**

2003 Valmar Fertilizer Applicator 2010 Valmar Fertilizer Applicator **Custom Built Weedwiper New Holland 3114 Spreader** 2009 Bush Hog Finish Mower RDTH84 2004 John Deere Rotary Mower MX10 **7 Killbros Grain Wagons 1350** 1 Turnco Gravity Wagon 76" Irrigation Pumps with Caterpillar 3208 Engines 8 foot 3 point hitch snowblower Case IH 45 16 ft Vibra Shank Cultivator 14' x 7' 6" Off Road Dump Trailer 16" PTO drive water pump 4" PTO Drive water pump 16 ft Off-road conveyor trailer Ferris ProCut 61 Lawn Mower Ferris Pro 61 Lawn Mower

### TERMS OF SALE

LIST PRICE: \$4,315,000. Sale to include all parcels, buildings, and equipment.

#### BRIXWOOD, LLC DISCLAIMER

All materials and information received or derived from Brixwood, LLC its officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Brixwood, LLC its officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Brixwood, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Brixwood, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Brixwood, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any

estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with an attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Brixwood, LLC in compliance with all applicable fair housing and equal opportunity laws.

