



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
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Please refer to listing ID: PA621-PA721

GA HORSE FARM & FARM SUPPLY BUSINESS - UPDATE!

Retiring banker has finally decided to sell his beautiful Ponderosa farm and successful business in preparation for retirement.

Horse Farm: This 84+/- acre horse farm is completely fenced and includes a L80' X W40' X H14' pole barn, a 66' X 40' work shop with three stables, two spring fed and stocked ponds (1/2 acre and three acres) and three good wells. Also located on the farm is a four-Bedroom, two-Bath, 2,200 ft² all-brick home.

Adjacent to the home is a 20' X 40' in-ground pool with a 14' X 40' brick pool house which has one Bedroom, Kitchen, Bathroom and Changing Rooms. Owner is asking only \$1,125,000 for this beautiful layout.

Farm Supply Business: This \$2,000,000+ yearly business adjoins the farm and has two buildings (12,000 ft² and 4,000 ft²) which set on two and a half acres and is bordered by three roads. They currently sell farm supplies, about 34,000 gallons a month of unbranded fuel and some convenience foods.

This site was a working convenience store earlier and still has all the equipment in place and still uses the two MPD's under a 36' X 40' canopy. Business has two diesel pumps and four, five-year-old glass-coated steel tanks (1-8,000 gallons and 3-6,000 gallons). Total inventory of approximately \$300,000 (livestock equipment, fencing, hardware, feed, garden supplies, clothing, boots, etc.) is included in the sale price.

This store is currently ranked highly among farm supply businesses in the region but could do much more by remaining open more hours and weekends; the owner does not work much any more. Part of the larger building could also easily be converted back to a convenience store. Owner is asking only \$2,125,000 for this complete business and inventory.

Owner will sell the Farm Supply Business without the Farm but will not sell the Farm without the Supply Business. Owner will consider giving a discount with the sale of both the Farm and the Business to a buyer.

UPDATE: Owners have added an additional 900 square feet to the house and an extra large (28'x28') double-car garage. The business Gross Income has increased some over previous years but Net Income percentage for 2007 has almost doubled over previous years.

Industry: Real Estate

Industry Segment: Other Real Estate

Geography: United States > Georgia > Northeast

Asking Price: \$3,250,000

Gross Revenue: \$2,250,000

Gross Revenue Comments: Revenue is for Farm Supply Company only.

Value of Inventory: \$300,000 (Included in Asking Price)

Seller Financing: Not at this time.

Reason For Selling: Owner retiring.

Facilities: Excellent

Market Outlook/Competition: Very good. Being open for longer hours and weekends would certainly produce higher income.



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